



City of
Stoke-on-Trent

STOKE-ON-TRENT PLANNING SERVICES AUTHORITY MONITORING REPORT 2022

January 2023



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Executive summary

Headline findings from the AMR for this monitoring year include:

83%

of New homes
completed on
Brownfield Land

£56 Million

secured for
Levelling Up
projects

466

New
homes
completed

485

New homes
under
construction

1195 Planning
Applications received

48,884m²

gross employment floorspace
completed

83,779m² gross
employment floorspace under
construction

1,480m²

gross office floorspace
completed

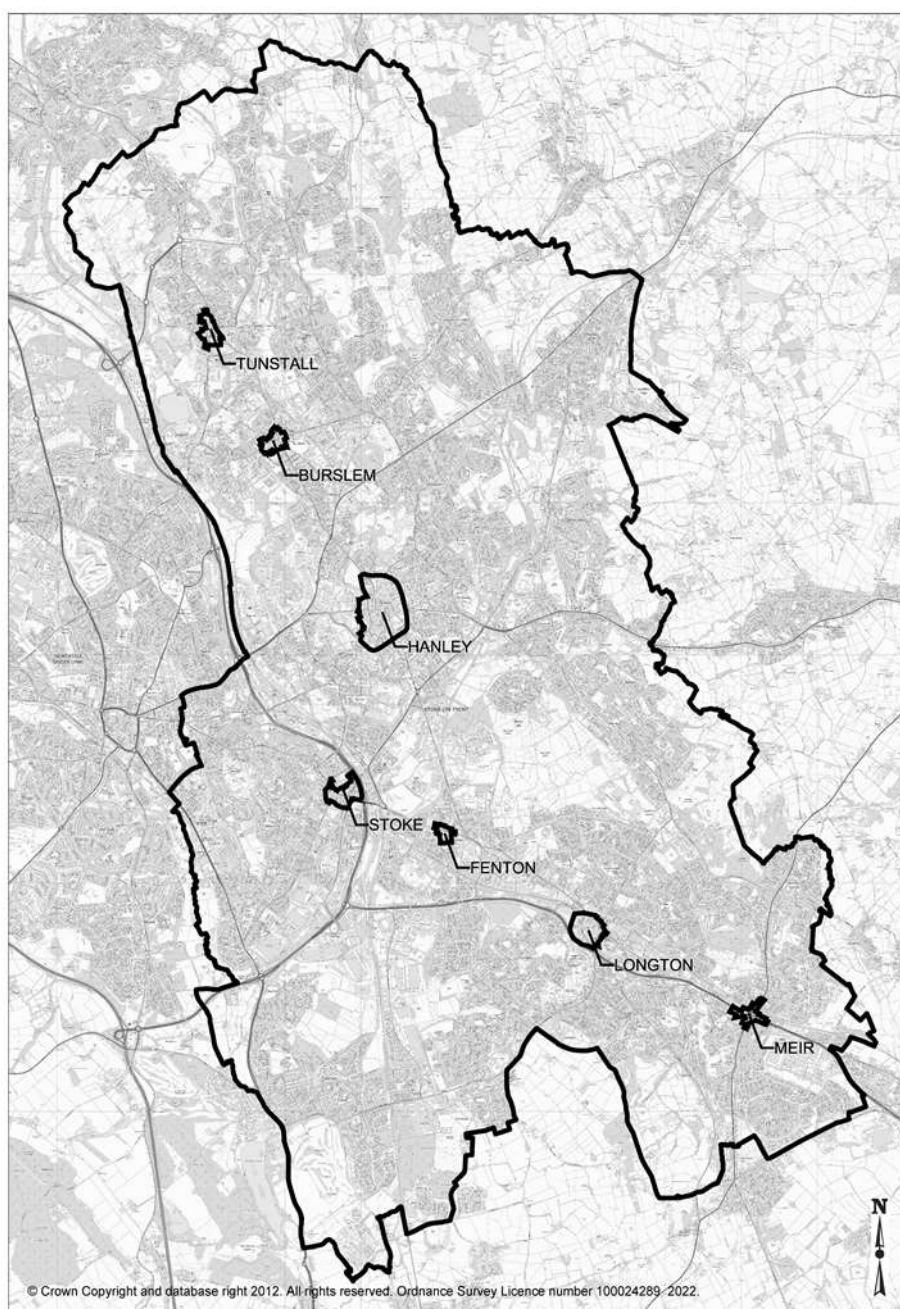
Local Plan
Issues and
Options Stage
completed
June 2021

£153,333

secured
towards
infrastructure
provision

Introduction

Local planning authorities are required to publish information at least annually regarding the indicators set out in the adopted development plan. This information also provides evidence to inform future policy formulation, as well as comparing progress alongside previous years to understand the rate of delivery and trends in development. The information and requirements presented in the Authority Monitoring Report are set out under [Regulation 34 of the Town and Country Planning \(Local Planning\) \(England\) Regulations 2012](#).



Map 1: Map of the City of Stoke-on-Trent

This Authority Monitoring Report (AMR 2022) covers the period 1st April 2021 to 31st March 2022.

The AMR provides an overview of performance in terms of:

- **Key updates** – summary of any relevant key legislation, policy changes, Council strategies and Council evidence.
- **Contextual Measures** – a review of a number of key economic, social and environmental indicators for the City within subject areas;
- **Development Outputs** – summarises the progress in the development of sites which have been given planning permission for housing; employment; retail and leisure uses;

The AMR seeks to reflect the key contextual measures within each topic area.

An on-site review of what has been built during the previous year can help us to understand what developments are taking place, the type of development and the pace at which the development industry is working. This helps to understand the wider social, environmental and economic issues affecting the area and how well the area is doing when comparing with the development plan.

National Planning Updates

A number of key central policy updates have continued to progress throughout the year which will continue to shape how we move forward with the new local plan and make decisions. This year, this has included the following:

Levelling Up and Regeneration Bill

The Levelling-up and Regeneration Bill had its first reading on the 11th May 2022 and has subsequently had a second reading and is currently at committee stage. The Levelling-up and Regeneration Bill aims to ensure that the foundations are in place to help ensure the country share equally the nation's success. As well as setting out some of the ambitions in the Levelling Up White Paper, it also aims to incorporate a number of proposals to reform the planning system. There are therefore four key strands including:

- Providing a legal basis for the setting and reporting against the levelling up missions.
- Devolving powers to all areas in England that want them, providing more control over budgets, transport and skills.
- Empowering local leaders to regenerate towns and cities and restore local pride in places.

- Improving the planning process.

The Bill therefore has set out a number of proposals from a planning perspective. As the Bill moved to full assent, the Council will further consider the implications from a decision making and local plan perspective.

In advance of the Bill however receiving full assent the Government is progressing with providing funding opportunities to support transformation programmes across the country. Stoke-on-Trent has successfully secured £56 million from the fund which will aim to deliver a number of projects, including:

- Etruscan Square in the City Centre - backed by £20m funding, with development opportunities including a 3,600-capacity arena, 82,000 sf ft of commercial space, 285 homes, a 701-space car park and a 138-bedroom hotel.
- The Goods Yard next to Stoke Railway Station and the Trent and Mersey Canal, backed by £16m in Levelling Up funding, with developer Capital & Centric to transform a 1.24-acre site into office, leisure and commercial space, 174 with apartments and a 150-bed hotel. A new public realm will also be created alongside the reopening of the canal side jetty into public space.
- Levelling Up Funding of £20 million was awarded for the town centres of Longton, Stoke and Tunstall to repurpose three significant ex-industrial and heritage sites.
 - The Crown Works in Longton, with proposals for 75 homes over an acre of land, backed by £6.5m in Levelling Up funding to help regenerate the town.
 - The further transformation of the Spode site in Stoke-upon-Trent Centre, backed by £10m in Levelling Up funding, with proposals to develop residential units, commercial space and large-scale community space on the former pottery site.
 - Tunstall Library and Swimming Baths, with the repurposing of the Victorian building for the use of residential.

Further information can be found here [Stoke-on-Trent City Council](#) and [Government Website](#).

Biodiversity Net Gain

Biodiversity net gain comes from the Government's commitment to improving the environment, which is clearly set out in the 25-year Environment Plan and has formed part of the Environment Act which was passed in November 2021. The Environment Act has a number of components which set out the statutory principles and ensure environmental governance. The Act includes environmental provisions

relating to waste, air, water and biodiversity. The Environment Act 2021 includes the following provisions relating to nature and biodiversity:

A mandatory requirement is to achieve **at least 10% biodiversity net gain** using the biodiversity metric and approval of a biodiversity gain plan. The gain will be from the pre-development biodiversity value and will be a condition of receiving planning permission.

- Habitat secured for at least 30 years via planning obligations or conservation covenants.
- Habitats can be delivered on-site, off-site or via a new statutory biodiversity credit scheme.
- National register for net gain delivery sites.
- Likely requirement for local planning authorities to publish **biodiversity reports** at least once every 5 years.

There are to be **local nature recovery strategies** for areas in England by the responsible authority. A local nature recovery strategy will need to include a statement of biodiversity priorities for the strategy area, and a local habitat map for the whole strategy area or two or more local habitat maps which together cover the whole strategy area.

The Government are still considering the practical and legal implications of the new biodiversity net gain requirements and therefore a consultation was undertaken at the beginning of the year by Defra to set out some of the current considerations for taking the Environment Act forward. Further guidance is expected over the next couple of months from Defra to support the implementation of biodiversity net gain which will feed into the work being undertaken by the Council.

Further information is available here [Government Legislation Website](#).

Neighbourhood Planning

Neighbourhood plans can help to decide future development in an area by identifying the best locations for future housing, employment, commercial and community uses. Neighbourhood plans are led by the community with support provided by the Council with plan preparation.

Three forums and neighbourhood areas are currently approved to work on Neighbourhood Plans, these are Burslem, Middleport and Hanford and Trentham. Further information is available on the website - [Stoke-on-Trent City Council Neighbourhood Planning Webpage](#).

No Neighbourhood Development Orders are being prepared within the Stoke-on-Trent City Council administrative boundary. There are three Neighbourhood Development Plans being prepared.

The following table gives information on the progress of the neighbourhood plans.

Stage	Burslem	Hanford and Trentham	Middleport
Neighbourhood Area Application Submitted	Yes	Yes	Yes
Neighbourhood Area Consultation	Yes	Yes	Yes
Neighbourhood Area Designation	Yes	Yes	Yes
Neighbourhood Forum Application Submitted	Yes	Yes	Yes
Neighbourhood Forum Consultation	Yes	Yes	Yes
Neighbourhood Forum Designation	Yes	Yes	Yes
Pre-submission consultation			
Draft Plan Submitted			
Draft Plan Consultation			
Plan at Examination			
Examiners Report Published			
Referendum			
Plan Made			

Table 1 - Neighbourhood Planning by stage

Development Management Performance

The following section sets out the performance of the Local Planning Authority in determining planning applications for the period 1 April 2021 to 31 March 2022.

It also sets out the Local Planning Authority's performance in relation to planning appeals for the same period.

The development management statistics for the 2021/2022 monitoring year are as follows:

Data set	2021/22
Number of applications received (this includes applications withdrawn before registration)	1195
Number of applications registered	1080 ¹
Number of applications determined	991 ²
Number of Appeals decided (including enforcement)	21 + 2 Enforcement Appeals
Number of Enforcement Cases received	262

Table 2 – Development key statistics

- Further details of planning applications and planning constraints can be found on the [Stoke-on-Trent Planning Applications Webpage](#).
- Pre-application information and guidance can be found here at [Stoke-on-Trent Planning Advice](#).
- Further information about planning enforcement and the complaint form can be found at [Stoke-on-Trent Planning Enforcement](#).
- Standards set by Building Regulations are separate to planning and further information can be found here [Stoke-on-Trent City Council Building Regulations](#).

¹ Applications may have been registered outside the 1st April 2021 to 31st March 2022 monitoring year.

² Applications may have been determined outside the 1st April 2021 to 31st March 2022 monitoring year.

Housing

The current population of Stoke-on-Trent for 2022 is 258,400. This is based on the first release from the 2021 Census and shows that there has been an increase of 1,778 people increase from the previous year.

Council Tax Bands

No further updated information is available following last year's data. The Council tax information from 2021 shows that almost three-in-five properties in the City are classified in Band A compared with 24.1% across England- the 12th highest of 328 districts. 94% are in Bands A to C compared with 66% nationally. The information shows a breakdown of each band based on the latest information.

Total	Number	Percentage
A	70,130	59.3%
B	24,960	21.1%
C	15,510	13.1%
D	4,980	4.2%
E	1,870	1.6%
F	520	0.4%
G	180	0.2%
H	40	<0.1%

Table 3 – Council tax by band
Source: VOA / Council Tax 2021

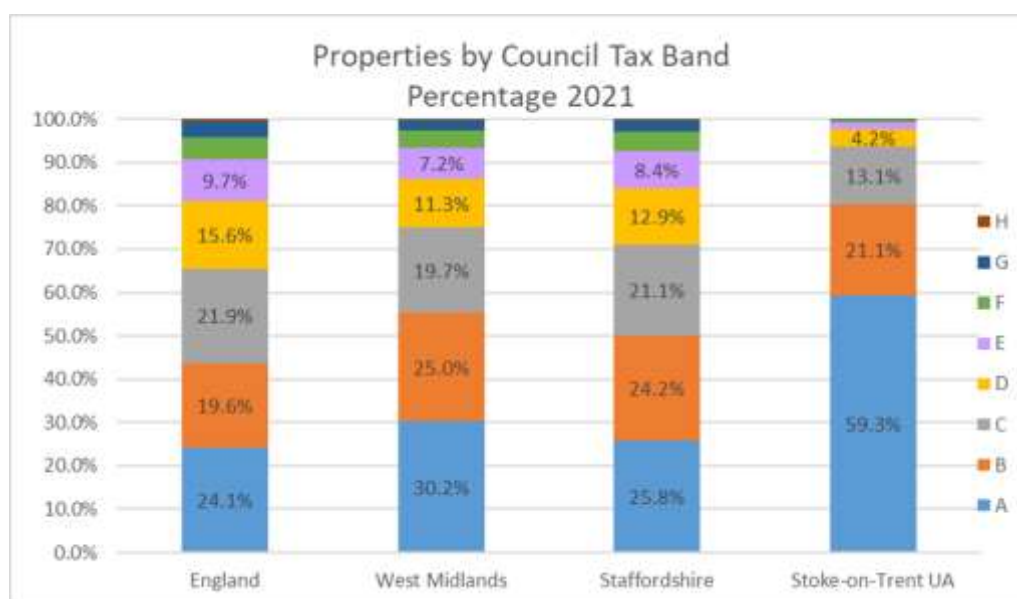


Chart 1 – Stoke-on-Trent Properties by Council Tax Band comparison to England, West Midlands and Staffordshire

Housing Strategy

The Council adopted a new Housing Strategy in 2022 which aims to support the role that housing can play in facilitating an improved sense of place, whilst harnessing and supporting economic targets and regeneration across the City. There are a number of elements to the strategy which aim to support existing and new communities in the City and there is a clear objective to support the delivery of high-quality homes across the City and to encourage the delivery of larger homes to address the long-standing gap in the housing offer. A key action therefore is to review and identify a strong portfolio of sites to take forward through the Local Plan. The new Housing Strategy can be found following the link [Policies, procedures and strategies directory - Housing Strategy 2022-2027 | Stoke-on-Trent](#)

The Department for Levelling Up, Housing, Communities (DLUHC) has updated the methodology for calculating housing needs. Stoke-on-Trent will need to provide at least 700 new dwellings per annum as a consequence of the new 35% uplift to certain cities.

Housing Completions

The data below shows that there has been a total of 466 units (Gross) completed during the monitoring year which includes 393 new build properties. The number of completions is at a similar level to 2020/21 and is therefore likely to still be influenced by the implications of Covid-19 and the increasing cost of living. This is particularly apparent with the number of changes of use completions and dwelling conversions, which is higher than has been reported over the past couple of years. It is also worth noting that there are a number of larger sites that were in their final stages of completion this monitoring year and therefore have recorded reduced completions when considered against previous years. The City is now seeing a new set of larger sites coming forward, which includes a number of sites that are either just starting to complete units or are completing initial site preparation works prior to active construction commencing. These sites will therefore start to significantly factor into completions from 2022/23 onwards.



Image 1 & 2 - Land between Lichfield Street and Eastwood Road, Hanley

Measure	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22
Gross Units Completed (including student units)	748	738	1066	909	491	466
New Build	627	579	939	688	443	393
Change of Use/ Dwelling Conversions	121	108	110	211	48	73
Gypsy and Traveller Accommodation	0	0	5 Transit and 12 permanent pitches 12	0	0	0
Losses from Conversions/COU	0	12	29	27	15	11
Total Demolitions	0	0	24	5	0	0
Communal Accommodation (Including student Halls, care homes, hostels etc.) ³	43	28	0	24	11 (Bedrooms – 11 / 1.8) = 6	0
Net additional dwellings (an adjustment made taking into account communal accommodation)	748	703	1008	879 (Revised numbers to reflect change in monitoring data)	482	455

Table 4 - Housing Completions by year

³ Housing Completions by year (ratio to be applied to communal accommodation). The ratio applied to communal accommodation other than students will be based on the national average number of adults in all households, with a ratio of 1.8). For student accommodation the ratio is 2.5

The number of gross completions for each monitoring year is set out below to demonstrate progress made since 2006. Please note the figures from 2015/16 onwards include Extra Care, residential institutions, houses in multiple occupation and student accommodation.

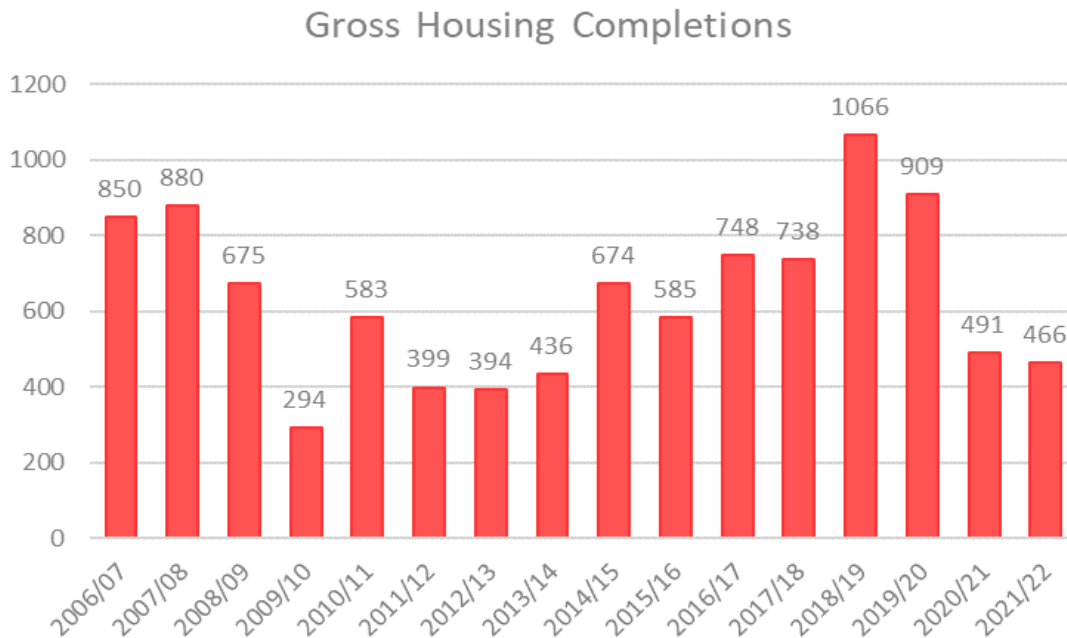


Chart 1 - Gross Housing Completions 2006/07 – 2021/22



Images 3 & 4 - Former Workshops for the Blind, City Road, Fenton

Bedroom Completions

The table below provides a breakdown of house types completed during the monitoring year.

Type of Housing	2019	2020	2021	2022
1 Bedroom Flat	88	330	125	100
2 Bedroom Flat	28	201	44	48
3 Bedroom Flat	0	18	1	4
4 + Bedroom Flat	1	2	0	0
Total Number of Flats	117 (18%)	551 (55%)	170 (35%)	152 (34%)
1 Bedroom House	3	20	0	21
2 Bedroom House	103	101	65	64
3 Bedroom House	261	243	146	178
4 + Bedroom House	149	91	109	37
Total Number of Houses	516 (82%)	455 (45%)	320 (65%)	300 (66%)
Student Bedrooms	396	24	0	3
HMO Bedrooms	87	101	52	4
Communal bedrooms	0	5	11	0
Gypsy and Traveller Provision	5 transit and 12 permanent pitches	0	0	0

Table 5 - Bedroom Completions by type

Housing Under Construction

There were 485 housing units under construction at the time of monitoring this year. This continues to be similar to last year's figure however, it is worth noting that a number of new larger developments are just starting to make progress on site and therefore have not been factored into this figure.

	2019/20	2020/21	2021/22
Under Construction	372	502	485

Table 6 - Housing Under Construction (2019/20 – 2021/22)



Images 5 & 6 - Future Development - Meadow Lane Development, 2022

Location of New Housing

During the 2021/22 monitoring period, 83% of all new and converted dwellings were completed on previously developed land. This is a decrease from previous monitoring figures recorded during 2020/21 and is owing to a large greenfield site in the south of the City now starting to record completions (Caverswall). The majority of developments however are still being completed on brownfield sites and is therefore still meeting the requirements to make as much use as possible of previously development land or “brownfield” land as advocated by the National Planning Policy Framework.

	2020	2021	2022
Previously Developed Land	909 (96.6%)	461 (93.9%)	387 (83%)
Greenfield	32 (3.4%)	30 (61%)	79 (17%)

Table 7 - Location of New Development (Previously Developed Land & Greenfield)

	2019	2020	2021	2022
Inner Urban Core	230 (22%)	635 (62%)	194 (40%)	226 (48%)
Outer Urban Area	836 (78%)	386 (38%)	297 (60%)	240 (52%)

Table 8 - Location of new development in the Inner Urban Core and Outer Urban Area



Images 7 & 8 - Former Royal Doulton Site, Burslem

Gypsy & Travellers

No new gypsy and traveller pitches were granted for Gypsy and Traveller accommodation within the 2021/22 monitoring period.

	2019	2020	2021	2022
Travellers Sites Approved	17	0	0	0

Table 9 - Gypsy & Traveller Sites

Stoke-on-Trent Local Plan Gypsy and Traveller and Travelling Showperson Accommodation Assessment 2021 Update

The GTAA Update considers the existing pitch provision and calculates the need for additional pitches up to the year 2040. The table below shows the anticipated need over the next five years and plan period. This is a slight increase from 20 to 23 (cultural need) and 15 to 18 (PPTS need) from the GTAA 2020 study as a consequence of the longer plan period.

Addressing Gypsy and Traveller pitch need Stoke-on-Trent

Stoke-on-Trent	Cultural need	PPTS Need
5yr Authorised Pitch Shortfall	19	17
Anticipated minimum turnover on Council site (B)	7	7
Residual need 2020/21 to 2024/25 after turnover (C) = A-B	12	10
Longer-term need 2025/26 to 2039/40 (D)	31	28
Anticipated minimum turnover on Council site (E)	20	20
Residual need 2025/26 to 2036/37 after turnover (F) = D-E	11	8

Table 10 - Gypsy and Traveller pitch need Stoke-on-Trent

Brownfield Register

The Town and Country Planning (Brownfield Land Register) Regulations 2017 came into force on 16 April 2017. The regulations require Local Planning Authorities to prepare, maintain and annually publish registers of previously developed (brownfield) land. Brownfield Land Registers are intended to provide up-to-date and consistent information on sites that local authorities consider to be appropriate for residential development. The Council is required to publish its register annually with the previous registers having been published in 2018, 2019, 2020 and April 2021.

The Register can consist of two parts:

- Part 1 is a list of all sites considered to be appropriate for residential development.
- Part 2 is made up of sites which have been taken forward from Part 1 of the Register and given Planning Permission in Principle (PIP).

The Council is not currently proposing that any sites will be included within Part 2 of the register. However, sites may be included within Part 2 following adoption of the Local Plan when the most appropriate directions for development have been considered and decided.

The Stoke-on-Trent Brownfield Register 2021 was produced in line with the governments guidelines and is a review and update of the approved 2020 Brownfield Land Register. The Register includes 177 sites with 35 sites no longer classified as brownfield land as they have been developed but remain on the register for historical

reasons. As such the register holds 142 active sites, the majority of these (100 sites) currently benefit from planning permission with a further 42 being included in the published 2019 SHLAA.

The 2021 brownfield register is available from the following link [Stoke-on-Trent Brownfield Register 2021](#).

Five-year housing supply statement

The National Planning Policy Framework (NPPF), updated in July 2021, includes the requirement for all local authorities, as part of their strategic planning function, to identify a continuous five-year supply of housing land. Being able to demonstrate whether an authority has a five-year supply or it does not, is an important material consideration when determining planning applications for new housing, however it does not itself provide justification for approval or refusal of a planning application, other material considerations would also be considered. The 2021 Five-Year Housing Land Supply Statement has a base date of the 1st April 2021 and replaces previous statements published by the Council. The statement demonstrated that Stoke-on-Trent has 5.94 years' worth of supply when calculated against its housing requirement.

The 2021 Five year housing supply statement is available from the following link [Stoke-on-Trent Planning Services five year land supply statement 2021](#).

Custom Build Register

The Self-Build and Custom House building Act 2015 places a duty on councils to keep a register of individuals and community groups locally who want to acquire land for self-build homes and to have regard to these registers in carrying out its planning function. This allows the Council to determine the overall level of demand for self-build and custom-build houses in our area. The online form and further information are available at [Stoke-on-Trent City Centre Website](#) and the [Government Website](#).

Economy

The economy of Stoke-on-Trent has seen substantial levels of restructuring over the past 40 years or so, away from the traditional manufacturing base, towards a more service-orientated economy, in particular logistics and distribution.

Some key contextual monitoring measures for the city's economy for the 2021/2022.

- The provisional GCSE data for 2022 shows that 60.4% of pupils achieved a standard pass (grade 4-9) and 38.8% of pupils achieved a strong pass (grades 5-9) in English and Maths GCSE. National data is not available yet.
- The current economic inactive level is 20.1% 31,600 persons which is a drop from the previous year. Source: ONS Annual Population Survey
- Out of Work Benefits (Claimant Count) has also dropped from the previous year 5.4% 8,555 persons but this still remains higher than the GB equivalent 3.8%. Source: ONS June 2022.
- Median earnings by resident has risen slightly over the year to £519.2 per week however this still remains below the GB equivalent of £613.1 Source: ONS Annual Survey of Hours and Earnings – Gross Weekly Pay – All Full-Time workers.

Employment Completions

An on-site review of what has been built during the previous year can help us to understand what developments are taking place, the type of development and the pace at which the development industry is working. This in turn helps us to understand the wider social, environmental and economic issues affecting the area and how well the area is doing when comparing with the development plan.

During the monitoring year there have been 48,884m² gross and 48,651m² net of employment floorspace completed. The total land area developed for employment uses was 4.8 hectares (gross). This is equivalent to approximately 8.9 football pitches. All completed B1b to E(g)(ii), B1c to E(g)(iii), B2 and B8 use class developments are included in these figures. These Use Classes are defined below for information:

- **E(g)(ii)** (Formally B1b) – research and development of products or processes
- **E(g)(iii)** (Formally B1c) – Industrial uses for processes which can be carried out in a residential area
- **B2** – general industry
- **B8** – storage or distribution

The employment floorspace completions for the previous three years and the current monitoring year 2021/2022 are shown in the employment floorspace completions table below. The table breaks down the amount of floorspace that has been completed by each use class.

	2020	2021	2022	2022 Completed Floorspace by Use Class (m ²)
Gross Floorspace Completed (m²)	53,565	31,229	48,884	E(g)(ii) = 0 E(g)(iii) = 3239 B2 = 31592 B8 = 14053
Net Floorspace Completed (m²)	45,799	29,984	48,651	E(g)(ii) = 0 E(g)(iii) = 3079 B2 = 31519 B8 = 14053

Table 11 - Showing the completed employment floorspace

The graph below shows the amount of floorspace that has been completed by year that has been completed 2013/14 to 2021/22. The amount of floorspace completed this monitoring year has improved following the reduction seen the previous year potentially due to Covid-19.

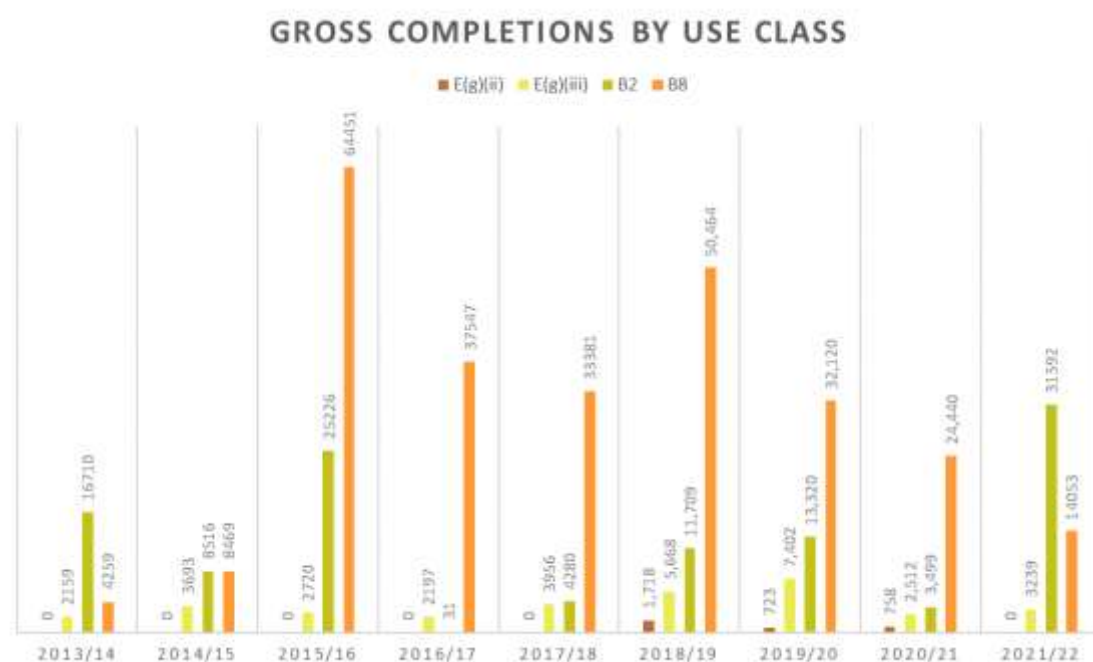


Chart 2 - Employment floorspace 2013/2014 to 2021/2022



Images 9 & 10 - Distribution warehouses, Stoke, Gordon Banks Drive

Employment Under Construction

The City has 83,779m² (gross) 83,779m² (net) of employment floorspace currently under construction and therefore should feed into future monitoring years. This is an increase on the previous monitoring year which shows that key employment developments have commenced.

Levelling Up Projects

The Council continues to progress the successful awarded Levelling Up funding in key projects set out below:

The Goods Yard, Stoke-upon-Trent – An application has been granted (67346/OUT) for the redevelopment of the site. The application consists of the demolition of specific existing buildings and structures. The erection of a residential apartment building with ground floor retail/leisure floorspace. Erection of a building for flexible commercial workspace above the retained locally listed basement. Refurbishment and conversion of the two-storey basement for use as a food hall, events space and/or workspace and for the refurbishment of the existing Signal Box building to create a flexible space.

Etruscan Square, City Centre (Hanley) - The demolition of Meigh Street multi - storey carpark and retail store have been completed – 2022.

Spode, Stoke-upon-Trent – An application has been validated June 2022 - 67906/FUL this is for the partial redevelopment of site for mixed use development comprising selected demolitions, conversion, extensions and new buildings providing 109 dwellings, 823sqm of employment space, 133sqm café/bar, and 135 sqm gym/leisure and with public realm, landscaping and external works.

Tunstall former Library and Swimming Baths – The library has now moved out of the building to Tunstall Town Hall following completed renovation works.

Office Completions

Over the monitoring year gross office completions within the City account for 1480m² of floorspace. This is broken up of 1495m² of only E(g)(i) (Formerly B1a) floorspace and -14m² E(c)(iii) (Formerly A2). This is an increase from the previous year and shows there has been some rebound in office completions following a reduction in floorspace in 2020/21.

	2021	2022	2021/22 Breakdown
Floorspace Completed (gross)	-1,674m ²	1480	E(c)(iii) -14m² E(g)(i) 1494m²
Floorspace Completed (net)	-1,715m ²	1480	E(c)(iii) -14m² E(g)(i) 1494m²

Table 12 - Office floorspace completions

The graph below shows the amount of gross office floorspace completed during 2021/22 and in previous years. The City has added to office floorspace consistently other than a small reduction in 2020/21 and has since returned to growth this year.

OFFICE FLOORSPACE COMPLETIONS (YEARLY)

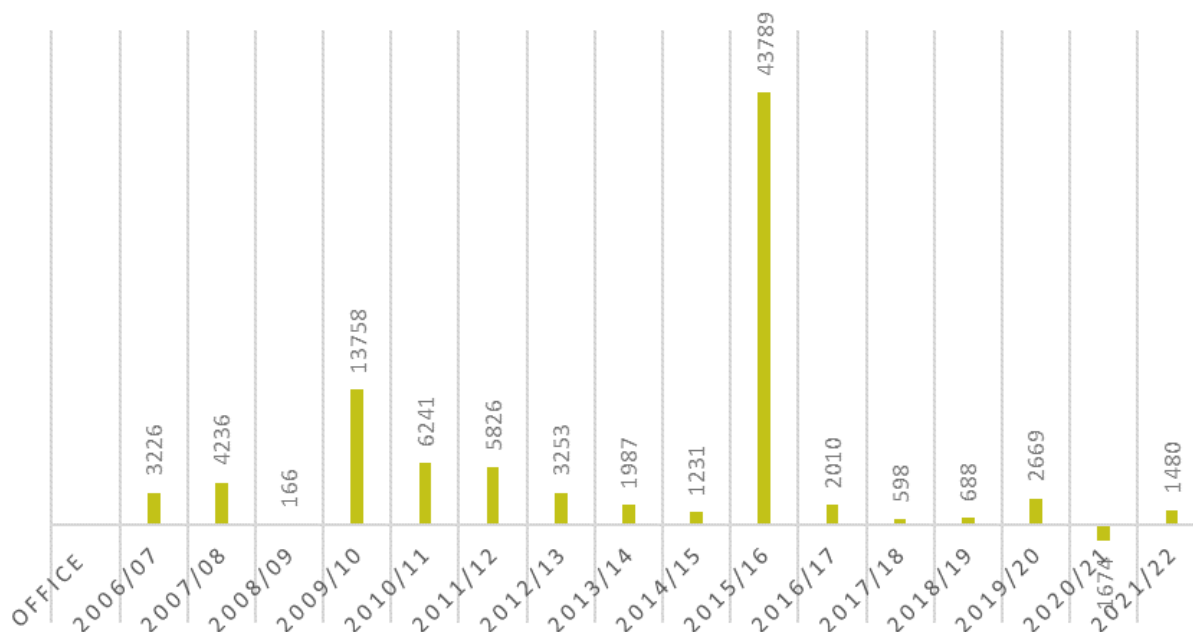


Chart 3 - Gross Office Completions

Office Under Construction

This year there is 2,575m² (gross) office floorspace currently under construction and this should feed into future monitoring years. This is higher than previous years and shows there is continued demand for office developments across the City. It also confirms that developments are continuing to progress following changes in working practices following Covid-19 pandemic.



Image 11 - Russel Building, Royal Stoke, Hospital

Centres

The Council has announced ambitious plans to shape the tourism and cultural offer of the City, through two new strategies.

The Visitor Economy Strategy is a bold 5-year strategy, running from 2022 until 2027, which aims to boost the recovery of the tourism sector from the pandemic whilst aligning with the city's Levelling Up ambitions. This new strategy has reviewed tourism market segments via consultation and informs the changing visitor behaviour in a post-pandemic world.

The new **Cultural Strategy**, running from 2022 until 2028, will celebrate and promote Stoke-on-Trent as a first-class destination for business, heritage and culture. This strategy will build on the city's compelling bid for the UK City of Culture in 2021 and will align with the launch of the UK Shared Prosperity Fund.

Retail

Retail Health checks 2022

The Planning Policy Team are currently undertaking retail health checks across the City. This process consists of recording businesses of each property to gain a clear picture of all the retail areas within the City. These areas then split into different types of retail spaces these being neighbourhood centres, town centres and the City Centre. Once this information is finalised and evaluated it will be used by the Council to fully understand the condition of these retail areas and will help inform future retail work for the local plan.

Retail Completions

Total retail completions during the monitoring year 2021/22 accounted for -297m². The loss of floorspace from this total has been predominately 'in centre' locations with 'out of centre' retail continuing to record gains in floorspace. There is 2,749m² (gross) floorspace under construction that is expected to feed into future monitoring years. Although this year's figure is a reduction in floorspace it is worth noting that this is due to a key levelling up project of Etruscan Square in the City Centre resulted in a reduction of 3,200m² from the demolition of an unused former department store (66320/FUL). It's also worth noting that several food stores are continuing to be constructed and completed, so development in retail is taking place in 'out of centre' locations.

	2020/2021	2021/2022	Breakdown
Floorspace	1,879m ² (gross) 490m ² (net)	-297m² (gross) -534m² (net)	2021/22 breakdown: (Gross) <ul style="list-style-type: none"> • -3637m² 'in centre' • -185m² 'edge of centre' • 2980m² 'out of centre'

Table 13 - Retail Floorspace Completions

The yearly retail completions graph below presents the retail floorspace completions per annum from 2006/07 to 2020/21. The graph illustrates how retail floorspace increases in some years and can be lower in others as businesses expand or contract. Over the past four years the City has seen declining completions from a

high recorded in 2017/18. This could be due to changing high street shopping habits to online shopping which was further influenced by Covid-19.

RETAIL COMPLETIONS (YEARLY)

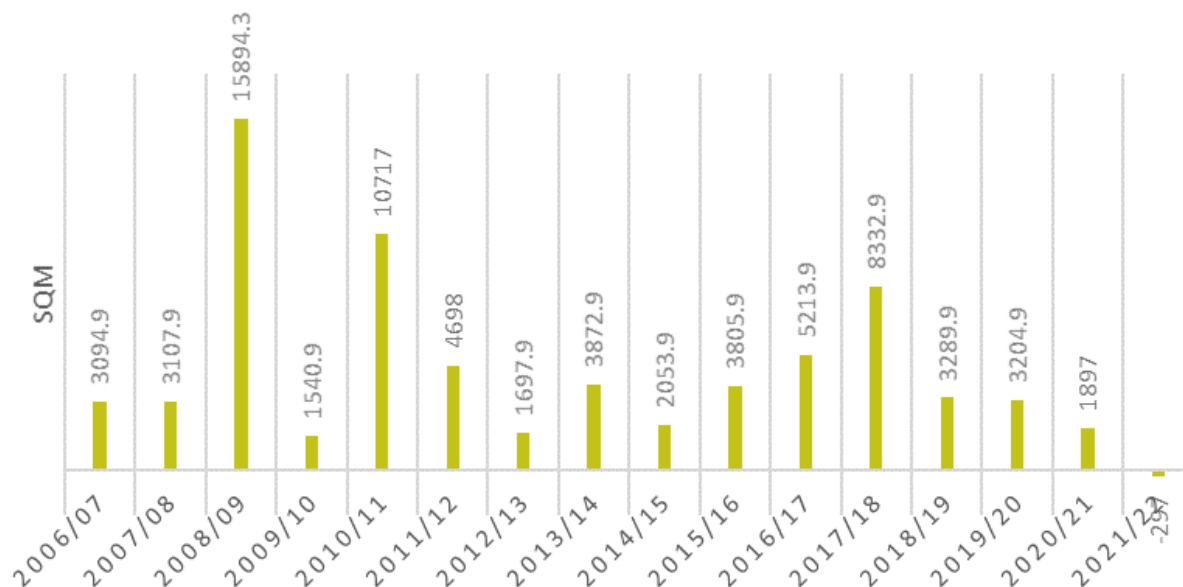


Chart 4 - Retail Completions 2006/07 to 2021/22 (gross)

Retail Under Construction

The City has 2,888m² (gross) 2,749m² (net) of retail floorspace currently under construction and therefore should feed into future monitoring years. This is an increase from the previous monitoring year and shows there are a number of developments which have now commenced. Two key developments are the construction of a new Lidl development on the former Westport House site, Federation Road, Burslem (65377/FUL) and a convenience store on Chell Street, Hanley (65590/FUL).



Image 12 - Hanley (City Centre), Piccadilly 2022

Leisure and Hotel Completions

The City has a plenty to do and holds a number of events throughout the year, for more information about what's on look at the [Visit Stoke Website](#).

There has been a slight reduction in the amount of Leisure floorspace in the City over the last monitoring year and accounted for -825m² (gross net). This is largely due to 90 Old Town Road, Hanley for the change of use to a multi-use development (65979/FUL) which accounted for a loss of 1800m² floorspace. In terms of hotel completions there have been no new developments within this monitoring year.

	2020	2021	2022
Leisure Floorspace	4,669m ² (gross)	-198m ² (gross)	-825m² (gross)
	4,669m ² (net)	-250m ² (net)	-825m² (net)
Hotel Bedrooms	0	140 Hilton Garden Inn (City Centre)	0

Table 14 - Leisure and Hotel Completions by year

Transport

The Council continues to invest into the improvement of the road network with key investments in significant areas across the City to improve traffic movement but also open up areas for development. Two schemes have been completed and one continues to be constructed over the monitoring year are as follows:

Project	Reasons for project	Complete
Joiners Square Roundabout Improvement	Roundabout redesign, to help improve traffic flows	Complete
Bucknall New Road	Widening – reduces congestion, improves road safety and improves air quality, provides improved walking and cycling facilities.	Complete
Etruria Valley Link Road	Will reduce congestion & improve air quality on both Etruria Road & A500. Improves access to the Etruria Valley Enterprise Zone, facilitating new development and job creation	Under-construction Completion January 2023

Table 15 – Major Highway Projects



Images 13 & 14 - Joiners Square Roundabout Improvements



Images 15 & 16 - Etruria Valley Link Road Under Construction

Transport Strategy

The Council is also drawing up a major new transport strategy to deliver a 'better-connected' City by cutting down journey times, reducing congestion and increasing social mobility.

The flagship part of the ambitious plan includes a proposal for a very light rail (VLR) vehicle network which will connect Stoke-on-Trent's six towns. Other areas of the plans include major improvements to bus services and other public transport, two new railway stations and multi-modal hubs across the City.

The Transport Strategy consultation has run for six weeks, it commenced on **Wednesday 19th October 2022 and closed on Wednesday 30th November 2022.**

Buses

Bus figures for 2021/22 have not been released by the Department of Transport, however bus operators are suggesting that there is a 60-70% recovery in passengers since the pandemic. This is estimated to be approximately 5.5/6.0m passenger journeys which is up from the previous year of 3.0m in 2020/21. The estimated figure has been used below but is not an official published figure and could change when official figures are released.

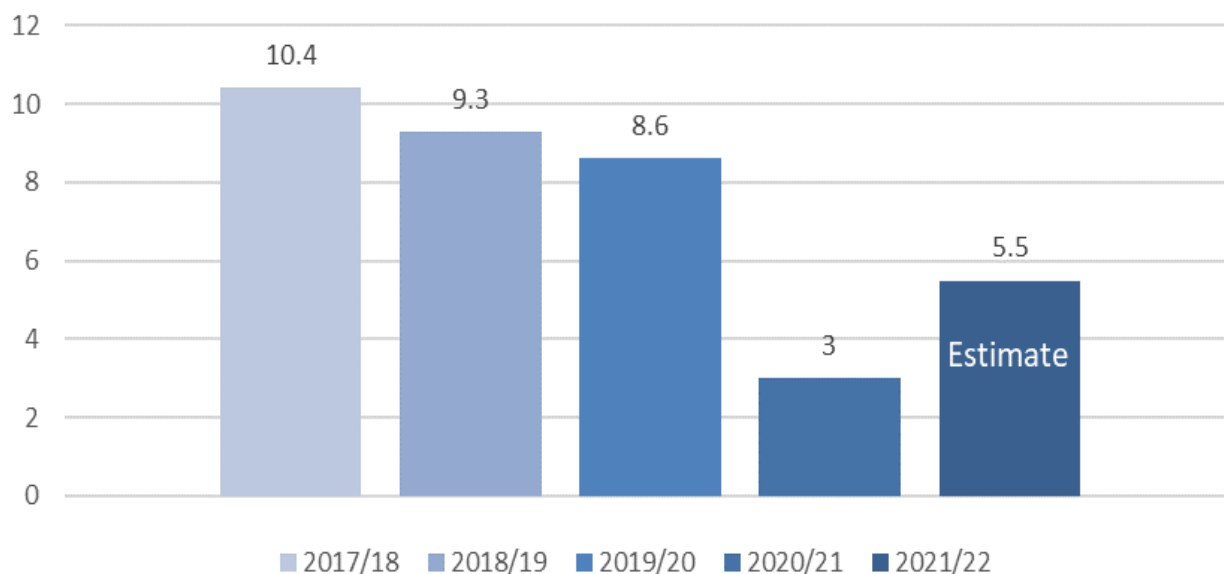


Chart 5 – Bus passenger journeys by year (Millions)

EV charging

Electric charging points are an important requirement for the City as electric cars become popular and the number of vehicles increases. A number of electric charging points are being installed across private and public sector. An up to date map of Stoke-on-Trent City Council's charge points and other charge points located in the district and across UK are available through a number of websites and in particular the [Charging Points and Electric Vehicles: EV charging stations UK Zap Map](#).

The Council has been successful previously in being awarded funding from the Ultra-Low Emission Taxi Infrastructure Scheme. Further information to where charging points have been installed can also be found at [Stoke-on-Trent City Council EV Charging Webpage](#).

Council Projects

The Low Emission Taxi Infrastructure Scheme (LETIS) is nearly complete. This is for rapid chargers on five council owned car parks with a mix of parking bays for taxis and the public.

The Low Emission Vehicle Infrastructure Fund (LEVI) has not yet started. This is a partnership with other authorities in the Midlands, and is aimed mainly at slower chargers for residents, but some could go on car parks if they are close to residential areas where they could be used by residents.



Image 17 - EV Charging Units, King Street Car Park Stoke-upon-Trent

Air Quality

Air pollution continues to be a significant issue for the City as it is associated with a number of adverse health impacts. It is recognised as a contributing factor in the onset of heart disease and cancer. Additionally, air pollution particularly affects the most vulnerable in society: children, the elderly, and those with existing heart and lung conditions. There is also often a strong correlation with equalities issues because areas with poor air quality are also often less affluent areas.

In 2021 there was one exceedance of the nitrogen dioxide annual mean objective and two further sites were within 10% of there objective. The data does not show any clear trends across the monitoring sites. This is mainly due to traffic numbers remaining below pre-Covid levels. Further data will be needed to show whether the lower concentrations seen in 2020 and 2021 are sustained into future years. All monitoring is undertaken within the City-wide AQMA and there are currently no plans to amend or revoke the AQMA.

The completion of the Etruria Link Road is expected to reduce the number of vehicles on the A53 and therefore help to reduce the concentration of nitrogen dioxide in the Basford area.

Information on how you can get involved and help to improve air quality is available on [The Clean Air Hub](#)

- avoid using the car, especially for short journeys – walk instead, new signposting in the City gives information on distances and route finding.
- encourage people to walk – check out [our local parks](#)

- encourage increased use of cycle-trails (lanes) – check out [local cycling trails](#).
- promote the use of public transport such as buses – see the council's [travel page](#)
- promote the availability of lift sharing – see [Staffordshire Share-a-lift](#)

Health and Natural Environment

Health and the natural environment are key to improving the health of residents across the City. The City’s Life expectancy has continued to fall with a male average age being 75.9 and female being 80.2. This is currently still below the national average with the life expectancy of males being 79.8 and females 83.4.

Deprivation level

The 2019 edition of the English Indices of Deprivation was released by the Communities and Local Government agency in September 2019. The table and map below show the national and ward deprivation levels. The index is now three years old and is due for renewal, however there are some key messages:

- The City remains the 14th most deprived district in England – out of 317 districts - compared with 326 districts on the 2015 index, and 16th on the two indices in 2010 and 2007.
- In terms of Income Deprivation Affecting Children the City is now ranked as 18th most deprived compared with 26th in the 2015 index, and
- In terms of Income Deprivation Affecting Older People the City is now ranked as 55th most deprived compared with 48th in the 2015 index.

Stoke-on-Trent Local Deprivation Profile

English Indices of Deprivation 2019



STOKE-ON-TRENT

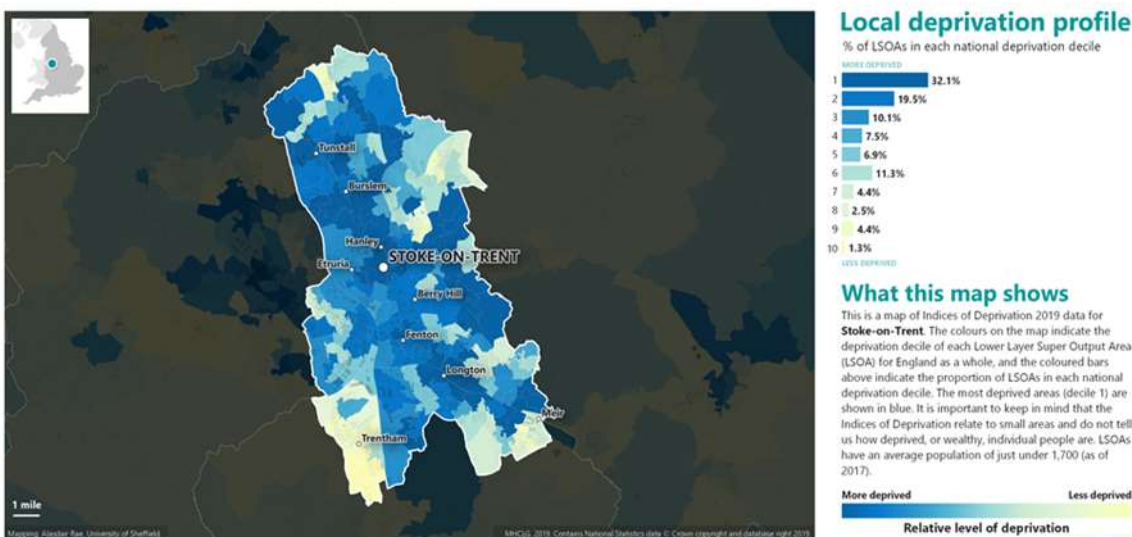


Image 18 – Stoke-on-Trent Local Deprivation Profile

New Ward	Average % Most Deprived in England	Rank	0-10%	0-20%	50-100%
Abbey Hulton and Townsend	13.9%	9	77.8%	81.9%	14.9%
Baddeley, Milton and Norton	44.6%	34	19.5%	29.2%	50.7%
Bentilee and Ubbertley	4.4%	1	93.5%	99.9%	0.0%
Birches Head and Central Forest Park	30.7%	27	32.3%	46.8%	28.3%
Blurton East	30.0%	25	0.0%	38.2%	0.0%
Blurton West and Newstead	12.1%	6	51.4%	70.3%	0.0%
Boothem and Oakhill	22.2%	16	0.0%	77.3%	17.2%
Bradeley and Chell Heath	22.3%	18	47.3%	58.9%	25.9%
Broadway and Longton East	25.8%	21	20.7%	20.7%	23.7%
Burslem Central	8.5%	2	60.8%	100.0%	0.0%
Burslem Park	19.2%	14	7.0%	54.9%	0.0%
Dresden and Florence	19.3%	15	30.5%	63.2%	6.1%
Eaton Park	32.5%	29	0.5%	50.6%	28.6%
Etruria and Hanley	11.1%	3	57.5%	69.9%	0.0%
Fenton East	15.6%	11	27.3%	80.8%	0.0%
Fenton West and Mount Pleasant	17.1%	12	17.8%	74.6%	0.0%
Ford Green and Smallthorne	26.5%	24	40.3%	40.3%	21.0%
Goldenhill and Sandyford	26.2%	23	36.3%	62.9%	37.1%
Great Chell and Packmoor	32.6%	30	21.1%	39.7%	31.6%
Hanford and Trentham	72.2%	36	0.0%	0.0%	84.7%
Hanley Park and Shelton	24.0%	20	7.3%	24.9%	0.0%
Hartshill and Basford	40.1%	32	0.0%	14.9%	40.4%
Hollybush and Longton West	23.6%	19	26.6%	45.1%	0.0%
Joiner's Square	11.6%	5	53.4%	94.4%	0.0%
Lightwood North and Normacot	30.0%	26	51.8%	57.9%	42.1%
Little Chell and Stanfield	15.3%	10	49.9%	80.8%	0.0%
Meir Hay	55.4%	35	10.3%	10.3%	87.3%
Meir North	11.5%	4	81.4%	81.4%	5.0%
Meir Park	73.2%	37	0.0%	0.0%	86.7%
Meir South	17.3%	13	55.0%	78.5%	9.1%
Moorcroft	13.8%	8	73.9%	73.9%	0.0%
Penkhull and Stoke	35.6%	31	0.0%	43.7%	32.3%
Sandford Hill	22.2%	17	29.9%	57.3%	20.8%
Sneyd Green	32.2%	28	33.1%	33.1%	39.8%
Springfields and Trent Vale	25.9%	22	0.0%	22.6%	3.7%
Tunstall	12.7%	7	40.7%	100.0%	0.0%
Weston Coyney	41.2%	33	0.0%	0.0%	25.1%
City Average			32.7%	53.3%	22.2%

Table 16 - Deprivation level by ward

Population Activity Level

Sport England annually update their Active Lives survey to understand activity levels across the country and who within the local population is active. The last update was released in November 2021 and set out that within Stoke-on-Trent, 52.4% of adults are active for at least 150 minutes a week. This is a slight decrease from 53% recorded the previous year and shows that there are more active males than females. When compared against activity level in England, figures show that activity levels are slightly higher at 61.4%

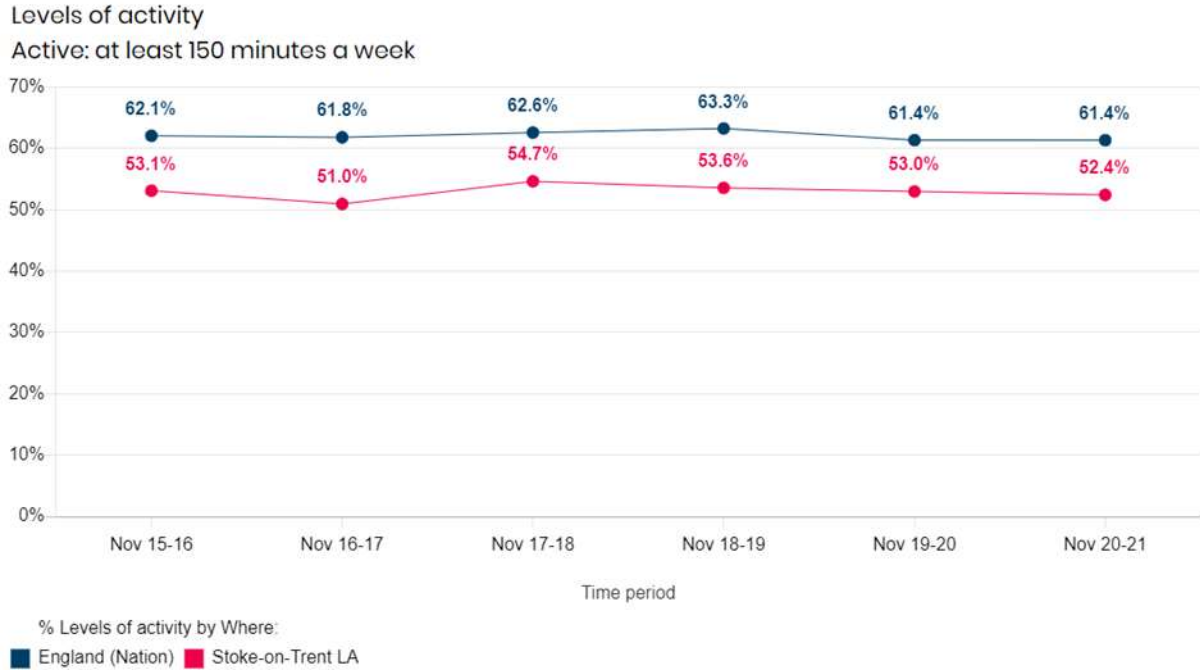


Chart 6 - Sport England – Active Lives Survey 2020/21 – Stoke-on-Trent and England comparison

When considering the breakdown of male and females further it shows that the age group undertaking the most activity are males who are aged between 55 and 74 (22,000) however conversely the lowest group for undertaking at least 150 minutes of activity a week is females aged between 55 and 74 (8,900). The chart below illustrates the current activity levels of males and females.

Levels of activity : Active: at least 150 minutes a week
Local Authority and County Council - Gender and Age
Nov 20-21

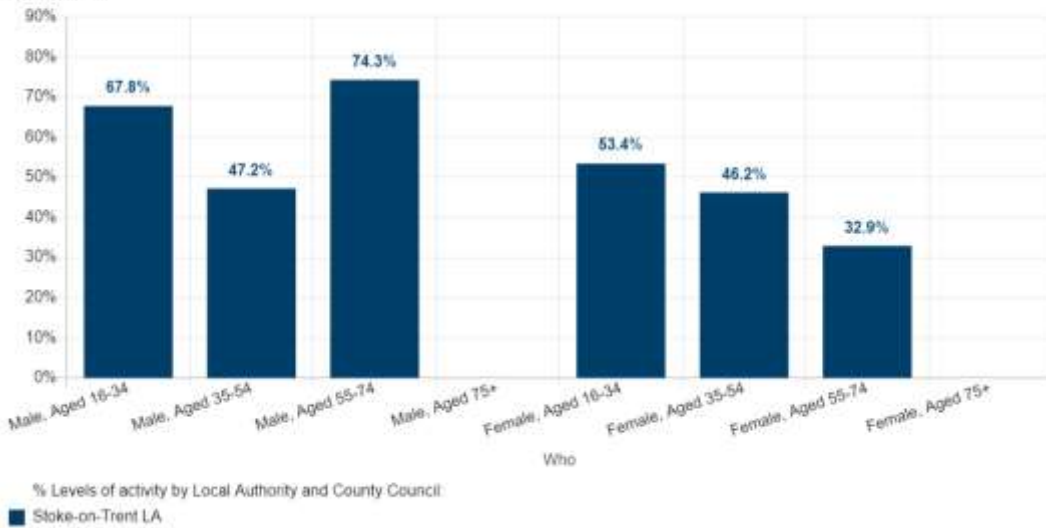


Chart 7 - Sport England – Active Lives Survey 2020/21 – Breakdown by age

The graph below further considers how activity has changed since 2015/16 between males and females. This clearly shows that there appears to have been a sudden drop in activity for females ages 55 – 74 and a sharp increase in males in the same age group.

Levels of activity : Active: at least 150 minutes a week - Local Authority and County Council - Gender and Age
Stoke-on-Trent LA

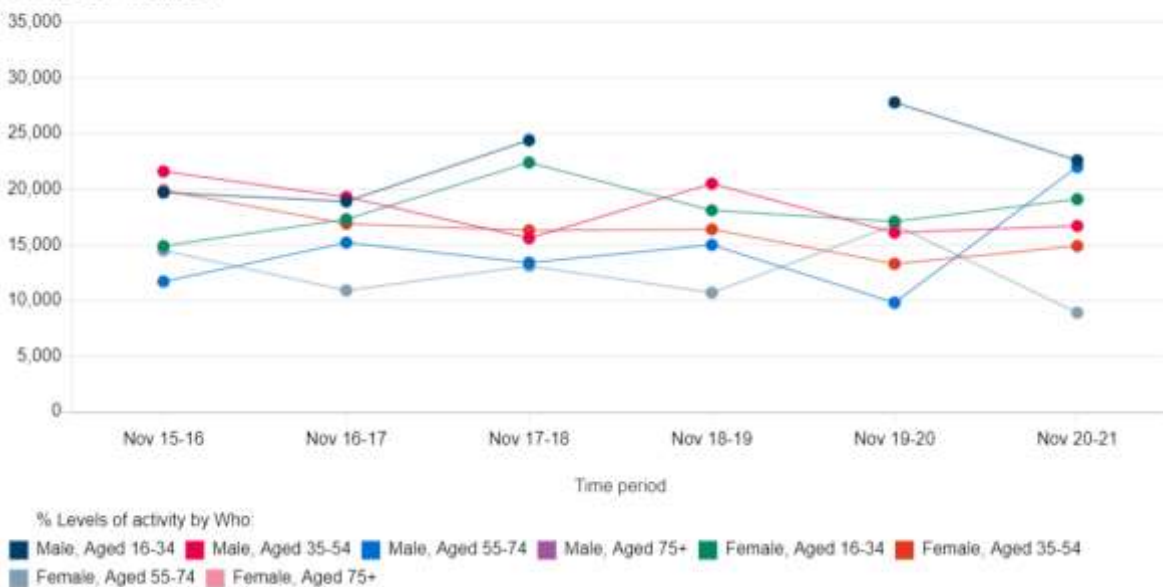


Chart 8 - Sport England – Active Lives Survey 2020/21

Green space

Green space is key to providing safe and accessible areas for residents to relax and exercise. The Council has continued to improve conditions of parks across the City. Stoke-on-Trent currently has two parks which have been awarded Green Flag Award status these being Hanley Park and Burslem Park. The Green Flag Award scheme recognises and rewards well managed parks and green spaces, setting the benchmark standard for the management of recreational outdoor spaces across the United Kingdom and around the world.

Playing Pitch Strategy

The Playing Pitch Strategy was approved at Cabinet June 2022. The Playing Pitch Strategy (PPS) covers the period 2021-40 and provides a framework and evidence for action to promote physical activity in the City through the provision, protection and enhancement of pitch-based sport and physical activity facilities. It has been produced in accordance with Sport England guidance and both have received sign off from National Governing Bodies (NGBs) and the wider Steering Group

The PPS provides a clear, strategic framework for the maintenance and improvement of existing playing pitch and accompanying ancillary facilities up to 2040 (in line with the anticipated emerging Local Plan).

Nature conservation: Local Sites in positive conservation management in England

This data provides the percentage of local sites across England which were in positive conservation management. The Conservation Management in England, runs from 2008/09 to 2018/19 and was last updated in 2020. The data provides a percentage of positive management and conservation of the sites that are situated within the City boundary.

	2016/17	2017/18	2018/19	2019/20 2020/21	2021/22
Total number of sites	26	No Report	26	N/a	42
Number of Local Sites in positive conservation management	23	No Report	22	N/a	32
% of sites in positive management	88%	No Report	85%	N/a	76%

Table 17 – Positive conservation management statistics

Source: [Government Data Statistics Website](#)

The data in 2019/20 and 2020/21 was not collected due to the Covid-19 pandemic and the associated restrictions. A further note on the Defra website noted in 2021 that Defra did not collect data. The data has been collected in 2022 and has been added to the table above. It appears that the percentage of sites in positive management has decreased since 2019 (84.6 to 76.19), however, from 2016 onwards only 26 sites were included in the analysis when there are currently 42 sites.

Natural England is seeking views on the proposed change to the measurement used in the reporting of SSSI condition in England. The changes will be a move from a unit or area-based assessment to one which measures the condition of a notified feature across the whole of the SSSI. The Consultation ran from 7th December 2020 and closed on 18th January 2021. Further details can be found on [Defra Consultation Website](#).

Design and Built Environment

Design and built environment are key to the City's history and future. The City's renowned heritage and good design are key to maintaining this history and a City fit for future. The City currently has over 200 listed building and 23 conservations areas, further information can be found on the [Historic England Website](#) and [Stoke-on-Trent Conservation Areas webpage](#).

The City has a rich and diverse historic environment, which is dominated by the legacy of the area's 18th- to 20th-century industrial heyday. This is expressed through the physical remains of historical industry and its associated commercial and social infrastructure, patterns of urban settlement and development, transportation networks, archaeological evidence, and well-defined cultural practices and identities. All of these elements contribute towards Stoke-on-Trent's unique character and 'sense of place'.

In terms of managing the local historic environment, one of the key exercises undertaken by the local authority's Heritage Team over the past 18 months has been a review of the City's 23 conservation areas. The project commenced in 2021 as part of the ongoing local plan process and in line with the council's duties under section 69(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990. Each conservation area was re-surveyed and evaluated, resulting in a series of proposed boundary amendments that are currently the subject of a public consultation exercise. All submitted responses will be assessed once the consultation has closed on the 7th November 2022 and the proposed amendments modified where necessary. Should the council subsequently approve the proposed amendments, it is anticipated that a review of existing Article 4 Directions within the conservation areas will follow.

The need to ensure a robust evidence base for the local plan also spurred the Heritage Team to produce an update to the 2016 Buildings at Risk Survey Report. The report presented the results of a survey of the condition and use of all listed structures within Stoke-on-Trent undertaken in 2015. The supplement to the 2016 report took the form of an updated preface, which summarised the contemporary heritage context across the City and, within this, set out key developments that had taken place since the last survey. The next full buildings at risk survey has been proposed for 2023, although this will be subject to strategic priorities.

The Stoke-on-Trent Ceramic HAZ project has entered its final year and now includes a PSiCA within Longton Conservation Area. In November 2021, the Council engaged with the owner of the Phoenix Works, Longton to secure a Heritage at Risk grant of £153,623 to facilitate repairs to the factory's chimney. A COVID-19 Emergency Heritage at Risk Response Fund grant was also obtained for works to Gladstone Pottery Museum, completed in late March/ early April 2022. Improvements to list

descriptions for selected designated heritage assets within the HAZ scheme are also being discussed with Historic England. The Heritage Team also continues to support the Stoke High Street HAZ, which has recently facilitated works to a curtilage-listed structure (Building 5) at the former Spode factory site.

Type of asset	Number
Archaeological Site	1237
Buildings Special Interest	294
Listed Building	209
Conservation Areas	23
Local nature Reserves	12
Scheduled Ancient Monuments	5
Historic Parks	5
Sites Special Scientific Interest	2

Table 18 – Stoke-on-Trent Heritage assets

Heritage Risk Register

The number of heritage assets at risk have increased in the updated 2022 heritage at risk register. A list of the assets is below, the list identified the condition, use and priority level. Further information can be found on the [Historic England Heritage at risk 2022](#).

Building Name	Locality	Condition	Use	Priority
Chatterley Whitfield Colliery	Chatterley Valley	Very bad	Vacant	A
Chatterley Whitfield: Pithead baths and canteen	Chatterley Valley	Very bad	Vacant	A
Price & Kensington Factory	Longport	Very bad	Part use	A
Church of St Mark	Hanley	Poor	Religion	D
Church of St John the Baptist	Burslem	Poor	Religion	C
Former Wedgwood Institute	Burslem	Poor	Part in use	C
Bethesda Chapel	Hanley	Fair	Vacant	F
Sutherland Mausoleum	Trentham	Fair	N/A	F
Church of St John (new entry)	Trent Vale	Very Bad	Religion	F

Table 19 – Heritage Buildings at risk
Source: Historic England

Conservation Area Name	Condition	Vulnerability	Trend
Stoke Town Centre	Very bad	Medium	No significant change
Newcastle Street Middleport	Poor	High	No significant change
Caldon Canal	Very bad	Medium	Improving
Longton Town Centre	Very bad	Medium	Improving
Trent & Mersey Canal	Very bad	Medium	Improving

Table 20 – Conservation area by risk

Source: Historic England – Heritage at Risk Register

Crime Figures

The overall crime trend (for all crimes) in Stoke-on-Trent has increased in 2021/22 from 2020/21 (2,190 more crimes were recorded in 2021/22). The lower seen the previous year could be due to the impact of the COVID-19 pandemic measures introduced during this financial year and subsequent closure of licensed premises/other town centre businesses, social distancing and people staying in their homes more.

	2021	2022	Percentage change
Total recorded crime (excluding fraud)	23,012	25,202	9.5%
Violence against the person	10,553	11,470	8.7%
Sexual offences	764	1,071	40%
Robbery	247	293	18.7%
Theft offences	5,636	6,558	16%
Criminal damage and arson	3,032	2,980	-1.7%
Drug offences	510	364	-28.7%
Possession of weapons offences	216	241	11.6%
Public order offences	1,622	1,848	13.9%
Miscellaneous crimes against society	432	377	-12.7%

Table 21 - Crime rates and percentage change 2020/21 to 2021/22

The crimes graph below displays the crime trends for selected crimes by the Home Office Police Recorded Crime over the last 2-years 2020/21 and 2021/22. The visualisation shows how the majority of crimes have increased in the current monitoring year across the country.

Number of police recorded crimes for headline offences 2021 & 2022

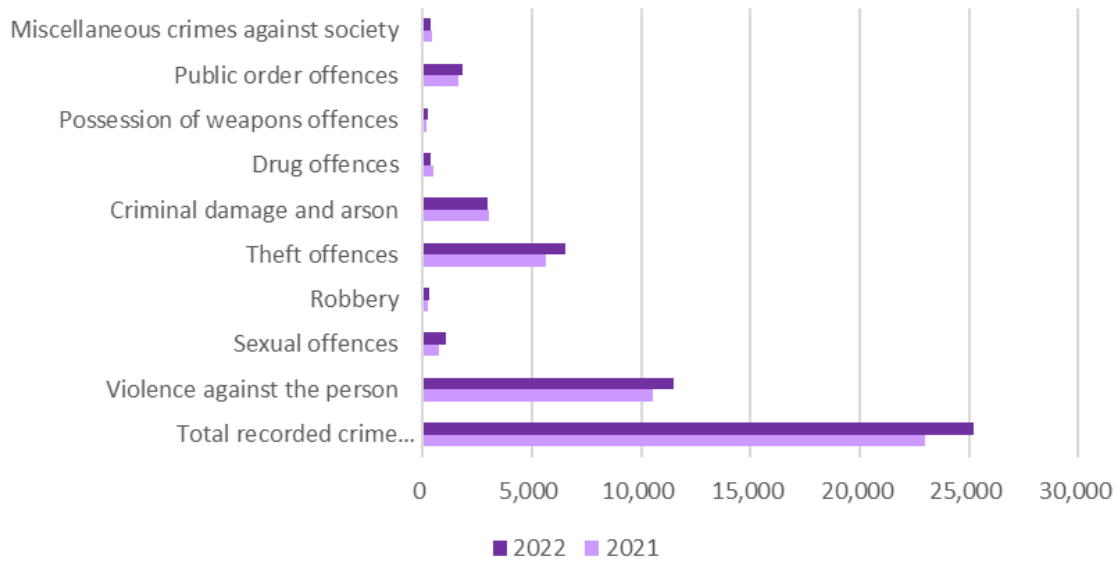


Chart 9 - Police figures of Crime figures 2021 and 2022

Source: Home Office

Environmental Resources

The natural environment is key to ensuring the protection and enhancement of the overall environment. The Government has taken a number of steps to limit the UK's emissions of greenhouse gases through legally binding targets. Stoke-on-Trent continues to make progress in key projects to help reduce carbon emissions. Key updates for the year include the continuing progress to the **District Heat Network (DHN)** with three Combined Heat and Power units installed on public buildings and energy efficiency measures installed in 11 Council public buildings. This has led to a net **saving of £628,258 per year in energy costs from 2020 and a total of 25% reduction in carbon emissions to date** (1,415 tonne of CO₂e per year).

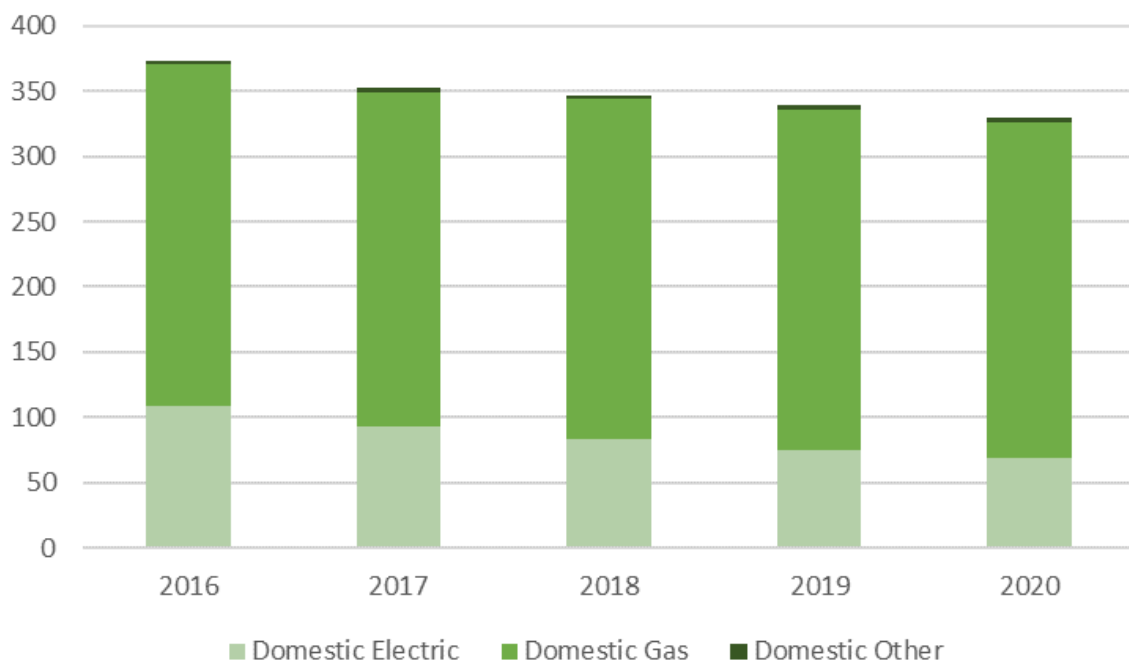


Chart 10 – Stoke-on-Trent Annual Green House (Domestic) Gas Emissions (Kt CO₂e)

Source: BEIS/DEFRA – 2022

The annual domestic greenhouse gas graph undoubtedly shows that greenhouse gases are reducing year on year in the domestic sector. This shows that progress is being made to make housing more efficient with better insulation, efficient boilers and renewable energy generation.

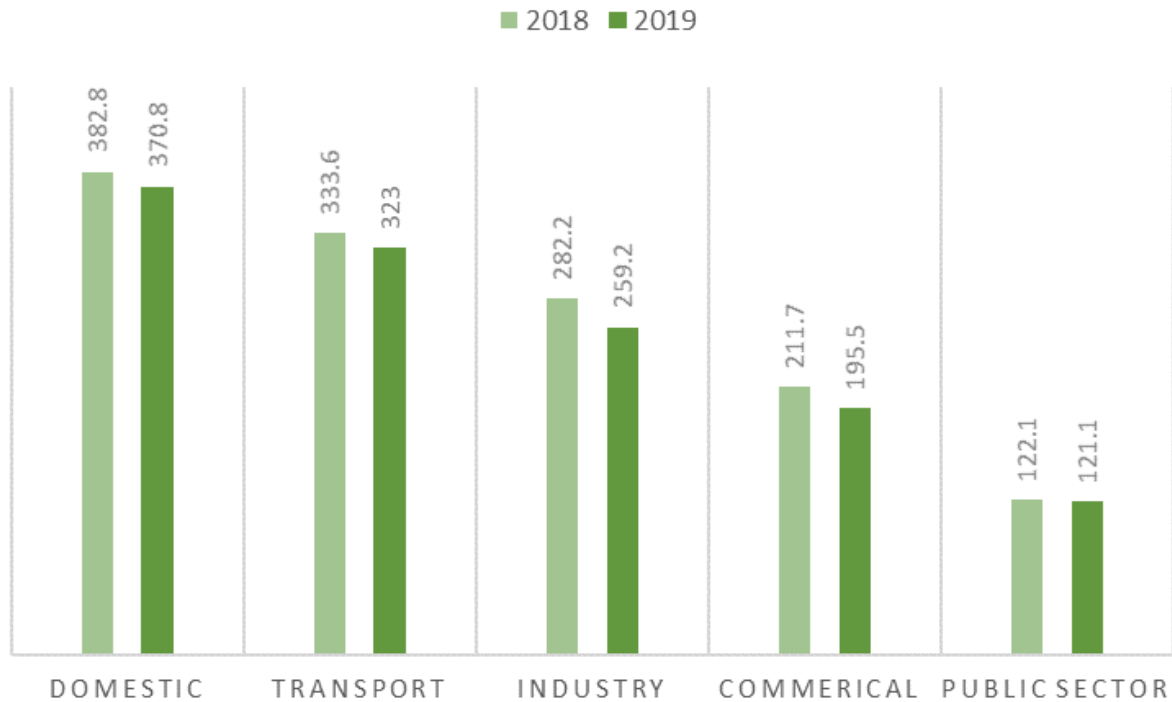


Chart 11 - The emissions by sector within Stoke-on-Trent from 2018 – 2019

Source: UK local authority and regional carbon dioxide emissions national statistics: 2005-2019, BEIS/DEFRA.

Emissions for Stoke-on-Trent published by DEFRA and BEIS are summarised by sector in the above pie charts. It shows that emissions per square kilometre (km²) fell from 14.2 kilo-tonnes (Kt) CO₂e in 2018 to 13.5 Kt CO₂e in 2019, a reduction of 0.7 Kt CO₂e. This clearly shows the City overall continues to reduce the production of Carbon Dioxide.

Renewable Energy Applications

The total number of approved applications is recorded as six and included photovoltaic panels and solar powered lighting. The actual kW installed is difficult to quantify owing to the variable level of detail provided with planning application submissions.

	Onshore Wind	Solar Photovoltaics	mCHP energy
Ofgem Fit <Closed 2019 (Feed in Tariff) ⁴	15kW	6,947kW	1.99kW
Applications Approved 2022	-	Six	-
Approved Capacity 2022	-	770kWp 2,281 panels 370kWp 994 panels	-

Table 22 – Renewable Planning Applications

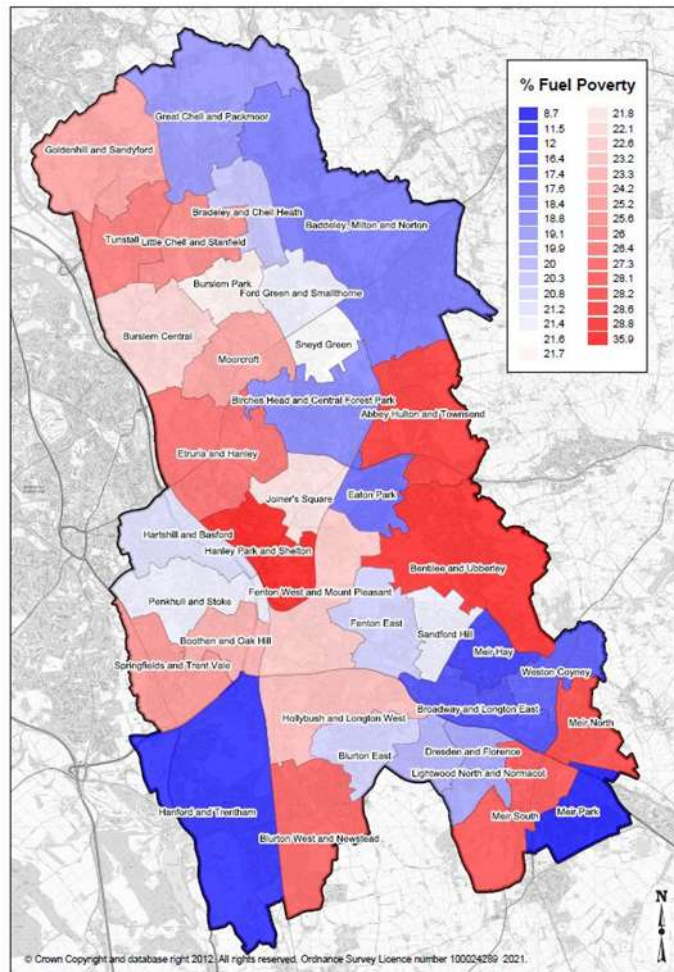
Fuel Poverty

Fuel poverty is a key matter for Stoke-on-Trent given the City is ranked second highest out of 151 Local Authorities in the UK based on 2019 data. The City has 21.8 % of households in fuel poverty compared to 17.5 % in the West Midlands and 13.4 % in the whole of England.

There were seven Local Authorities with a fuel poverty rate above 20% in 2019. Stoke-on-Trent was mentioned in the fuel poverty sub-regional report as having one of the highest rates of fuel poverty, along with three other West Midlands authorities and three London boroughs.

Stoke-on-Trent City Council has undertaken analysis to provide an indication of the distribution of fuel poverty by each Ward in the City, as shown in the map in below.

⁴ The Ofgem Feed-in Tariffs (FIT) scheme was a government programme which was introduced in 2010 and subsequently closed to new applications in 2019. It was designed to promote the uptake of renewable and low-carbon electricity generation technologies



Map 2 – Map of the fuel poverty within Stoke-on-Trent
Source: Stoke-on-Trent City Council, 'Stoke-on-Trent Fuel Poverty Strategy 2016-2020'

Buildings Efficiency

The Council continues to improve the efficiency of older homes and this year has submitted ten planning applications for external insulation in the current monitoring year, of which all of the applications have been subsequently approved. The applications cover 80 houses and were for the housing to be fitted with external insulation to improve the efficiency of the housing. Further information in regards to fuel poverty and housing standards can be found here [Stoke-on-Trent City Council Home Energy Conservation Report Summary 2021](#) and [Stoke-on-Trent City Council Housing Strategy 2022](#).

Energy Performance Certificates (EPC)

EPC performance can show how properties energy use and typical energy costs. It also includes information on what the energy efficiency rating could be if you made the recommended improvements. In the table below two data streams have been used to show the timeline in building stock grading levels. The two data sets are the

Place-Based Carbon Calculator (PBCC) and the Energy Performance of Buildings Register. The information for both has been informed by the EPC register, which is the official database for all completed EPCs. It is worth noting that a certificate is only required when a property dwelling is sold or a new build entering the market, so although lower grades have increased in numbers this should be interpreted that buildings in the City are getting worse but buildings that have not been graded previously are now being sold and subsequently evaluated.

The table below shows the summary of Energy Performance Certificate (EPC) ratings for existing buildings in Stoke-on-Trent. The data shows that there have been some improvements to the performance of domestic buildings across the City from the two data streams.

Energy Performance of Buildings Data (Grade)	PBCC 2021	EPC 2022	Percentage Change
A	43	78	81% Increase
B	4,796	6,614	38% Increase
C	17,312	25,445	47% Increase
D	31,154	44,842	44% Increase
E	10,603	16,642	44% Increase
F	1,760	3,382	92% Increase
G	521	1,074	106% Increase

Table 23 - EPC grades by year and percentage change

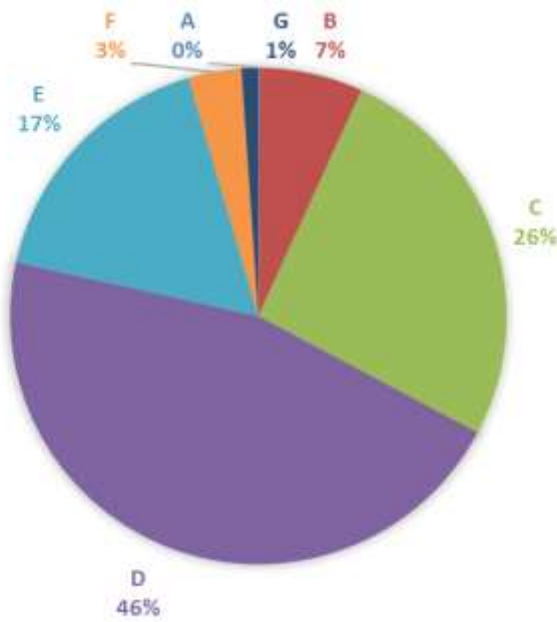


Chart 12 – Energy Performance of domestic buildings 2022

Source: [Open Data Communities website](#)

The energy performance of buildings data graph displays the performance/grade of buildings within the City as a percentage. The largest amount of buildings in the City are in grade D and C. Although it is evident that more buildings are being graded in higher grades from the previous year, however 21% of EPOCs are still in the lowest three grades E, F and G.

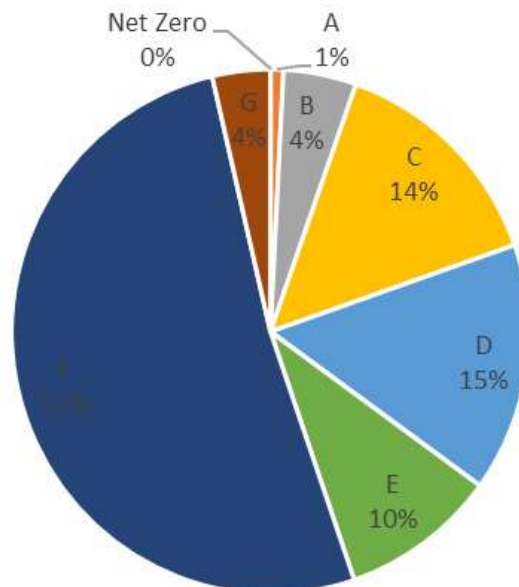


Chart 13 – Non-domestic environmental performance 2022

Source: [Open Data Communities website](#)

The non-domestic EPC are shown in the graph above, the majority of buildings are in F with a total of 5281. A further 4401 of buildings are classed within C, D E and G. The other rating bands, are set out as follows; B currently consist of 461, A has 81 and net zero A+ currently has one building rated within it.

Waste and Recycling

Waste is a key issue for the Council and eighteen months ago a shredder was installed at Cromer Road Depot to reduce the amount of waste going to landfill. Since it became operational, 2600 tonnes of waste have been diverted away from landfill. Compared to the amounts of waste being sent to landfill in 2017/18 to the current monitoring year there has been a 33% reduction in waste sent to landfill. This has meant that the City's landfill rate currently is at 3.9% for 2021/22 compared to the national target of 10% by 2035.

Energy from Waste (Efw) in 2021-22 saw 69207 tonnes of waste sent to the incinerator this is from the total collected waste total of 119790 tonnes. This equates to 58% of all Stoke-on-Trent waste is incinerated and subsequently produces energy.

During the monitoring year, the following municipal waste have been processed by the Council.

Waste Type	Amount of waste arisings (Tonnes) 2018/19	Amount of waste arisings (Tonnes) 2019/20	Amount of waste arisings (Tonnes) 2020/21	Amount of waste arisings (Tonnes) 2021/22
Dry recycling	23,420	21,617	20,674	23,120
Garden/food waste	14,224	14,406	13,005	13,595
General refuse	52,812	53,266	59,929	53,351
Total	90,456	89,289	93,609	90,066

Table 24 - Municipal Waste Arisings 2018/19 – 2021/22

Joint Waste Local Plan

The adopted Stoke-on-Trent and Staffordshire Waste Local Plan provides a detailed framework for implementation and monitoring of waste. The strategy sets out how Staffordshire and Stoke-on-Trent City Council manage the sustainable development of waste management facilities up to 2026. This document is now required to be reviewed every five years. The strategy and subsequent 2018 review document are

available at [Staffordshire County Council Website](#). The monitoring report is available at:

[Staffordshire County Council Website - Annual Monitoring Report](#)

Flood Risk/Water Quality

The Council continues to work to reduce flood risk across the City with a number of initiatives and possible projects. The table below are the known programmed flood risk management projects and initiatives in Stoke-on-Trent. It is important to note that some are subject to funding being available and may not be delivered.

Location	Ward	Proposed works
Stoke town centre	Hartshill and Basford and Boothem & Oakhill	Flood mitigation works
Norton Green	Baddeley, Milton & Norton	Hydraulic modelling (upgrade to the River Trent hydraulic model)

Table 25 - Environment Agency: flood risk management projects and initiatives

Location	Ward	Proposed works
Etruria Vale Stoke WSD Strategy	Etruria & Hanley	Sewer upgrade works (very little information currently available)

Table 26 - Severn Trent Water: flood risk management projects and initiatives

Location	Ward	Proposed works
Leek Road including Barratt Gardens	Baddeley, Milton & Norton	Culvert strengthening and highway drainage improvement works
Tunstall Road/Outclough Road	Great Chell & Packmoor	Culvert strengthening works
Uffington Parade Phase 3	Bentilee & Ubbberley	Drainage Improvements to reduce flood risk to properties
Braithwell Drive/Dunsford Avenue	Baddeley, Milton & Norton	Drainage Improvements to reduce flood risk to properties
Chapter Walk	Abbey Hulton & Townsend	Drainage Improvements to reduce flood risk to properties
Longford Walk	Eaton Park	Drainage Improvements to reduce flood risk to properties
Boothen Road	Boothen & Oakhill	Highway drainage improvement works
London Road	Boothen & Oakhill	Flood Study
Baddeley Green Lane	Baddeley, Milton & Norton	Flood Study
Surface Water Management Plan	All wards	Flood study and action plan
Cliff Vale, off Garner Street	Hartshill and Basford	Flood mitigation works

Table 27 - Stoke-on-Trent City Council: flood risk management projects and initiatives

Environment Monitoring

The table below shows the planning applications where the Environment Agency made an objection on the basis of flood risk or water quality in Stoke-on-Trent. It should be noted that many of these issues will be resolved before a final planning decision is made by the planning authority.

	2020/2021	2021/2022	Comments
Flood Risk/Water Quality	<p>The Environment Agency objected to 3 planning applications on the grounds of flood risk.</p> <p>All Environment Agency advice was followed on the 3 applications</p>	<p>6 Applications received Environment Agency objections</p>	<p>3 Application are currently under consideration</p> <p>3 applications have been approved following EA objections being resolved</p>

Table 28 – Environment Agency objections

No Environment Agency objections have been made in terms of water quality.

Mineral Applications

Minerals safeguarding is supported by the National Planning Policy Framework (Paras 210) and National Planning Policy Guidance (Para 006). The PPG specifies that 'Planning authorities should safeguard existing, planned and potential storage, handling and transport sites to:

- ensure that sites for these purposes are available should they be needed; and
- prevent sensitive or inappropriate development that would conflict with the use of sites identified for these purposes.

There have been no mineral applications submitted to the council over the past monitoring year. However, it is worth noting the site at Chemical Lane, Tunstall, ST6 4NU, planning application 62057/FUL is in current operation for recycling of waste ballast, stone and hardcore including those contaminated with hazardous substances This development also has a rail freight terminal to provide general storage and distribution facilities, recyclable materials transfer and general storage and distribution facilities.

Section 106 Statement

This report provides information on the monetary contributions sought and received from developers for the provision of infrastructure to support development in Stoke-on-Trent, and the subsequent use of those. The report covers the financial year 1 April 2021 – 31 March 2022.

Section 106 of the Town and Country Planning Act 1990 enables a local planning authority to enter into a negotiated agreement – a planning obligation - to mitigate the impact of a specific development, to make it acceptable in planning terms. The planning obligation might, for example, require the provision or contribution to a new or improved road, school, health facility or local green infrastructure. Local planning authorities can also seek planning obligations to secure a proportion of affordable housing from residential developments.

During the monitoring year, the Council has secured a total of £153,532.75 towards infrastructure provision across the City to support new communities. The table below provides a breakdown of what types of infrastructure funding has been secured for.

Infrastructure Type	Amount Secured 2021/2022
Education	£79,170.75
Highways	£0
Sport and Recreation	£0
Biodiversity	£74,362.00
Health Care	£0
Grass Land and Habitats	£0
Affordable Housing	£0

Table 29 - Planning Obligations by Type

Planning reference	Site address	Development Description	Value agreed	Purpose in brief
65458	Vacant land between Leek New Road, Sudlow Street and North Road	Erection of single storey building to provide restaurant (A3) and drive-thru with new vehicular access	£3,600	Biodiversity Contribution
64834	Land at Phase 2 Tunstall Arrow North, James Brindley Way, Sandyford	Development of B1(b), B1(c), B2, and B8 employment use with ancillary B1(a) office space (up to 10,848 m ² (116,767 ft ²)(GEA)), associated landscaping, earth and infrastructure works, car parking, servicing and vehicular, pedestrian circulation	£44,750	Biodiversity Contribution
65952	Land adj. 48 Sprinkbank Road, Chell	Residential development of two pairs of semi-detached dwellings with associated landscaping, boundary treatment and access	£2,050	Biodiversity Contribution
65663	Land at Park Hall Road and Anchor Road	Erection of 44 No. dwelling houses including access (with associated hedgerow removal) and associated infrastructure (amended description and plans)	£23,962	Biodiversity Contribution
66398	Land of former Meir Sport & Social Club, Weston Road	Erection of 57 No. residential units, an upgraded access off Weston Road and provision of amenity areas and ancillary works	£79,170.75	Education Contribution

Table 30 – Agreed funding's

The table below sets out in further detail the Section 106 Agreements negotiated during the monitoring year 2021/22 compared to previous years.

	2018	2019	2020	2021	2022
Negotiated	£809,043	£6,892,884	£160,000	£9,764,707	£153,533

Table 31 - Total Planning Obligations by year

Allocated Funds

Key projects we can confirm the spend of the following during 2021-2022 financial year:

Planning Applications	Address	Allocated funds	Projects
62547/FUL	Land at Whittle Road, Meir Park	£61,356	New footpath in vicinity – spent September 2021
40915/FUL	Site of, former Focus D.I.Y Store, off Furlong Road, Tunstall	£13,560	Tunstall Park refurbishment project – spent June 2021

Table 32 – Allocated funds by projects



Images 19, 20 and 21 – New footpath project - 106 monies used from application 62547/FUL



Images 22, 23 and 24 – Refurbishment works Tunstall Park - 106 monies used from application 40915/FUL

Total Development Outputs

Year	Housing units (gross)	Employment land (hectares)	Office floorspace (m ²)	Retail floorspace (m ²)
2006/07	850	11.08	3,226	3,095
2007/08	880	5.42	4,236	3,108
2008/09	675	17.59	166	6,604
2009/10	294	12.16	13,758	1,541
2010/11	583	11.98	6,241	10,717
2011/12	399	14.80	5,826	5,698
2012/13	394	2.6	3,253	1,698
2013/14	436	8.14	1,987	3,874
2014/15	647	14.05	1,231	2054
2015/16	585	49.7	43,789	3,806
2016/17	748	32.4	2,010	5,214
2017/18	738	19.56	598	8,333
2018/19	1066	6.89	688	3,290
2019/20	909	5.35	2,669	3,205
2020/21	491	3.1	-1,742	1,879
2021/22	466	4.8	1,480	-297
Total	10,201	219.62	89,416	63,819

Table 33 - Total Development Outputs Summary (gross figures): 2006/07 – 2021/22

Current Development Plan and Local Plan Progress

The current development plan includes the Joint Core Spatial Strategy (adopted October 2009) and the saved policies in the City of Stoke-on-Trent Plan (adopted 1993). Policies in the Core Spatial Strategy replaced a number of the saved City of Stoke-on-Trent Local Plan (adopted 1993) policies. This is set out within Appendix 6 of the Core Spatial Strategy. However, some remain in place until a new Local Plan is in place. The Council has produced a list of development plan policies that are currently used in the determination of development proposals - Composite Policy List 2014, which is available to view on the website – [Stoke-on-Trent Planning Policy Webpage](#).

There is a separate development plan for waste planning which is the Joint Waste Local Plan (adopted March 2013 and reviewed December 2018).

Local Plan Preparation and Timetable

Work on a Joint Local Plan with Newcastle-under-Lyme Borough Council ceased in early 2021 with both Councils deciding to work independently on a Local Plan.

Once adopted, the Stoke-on-Trent Local Plan will become the statutory development plan for Stoke-on-Trent and will ensure that long term policies are in place to manage and meet the needs of local people and businesses for employment, housing, green space and supporting services. The new plan period will be 2020-2040 and will replace all previous policies in the Stoke-on-Trent City Plan and Core Spatial Strategy.

The Local Development Scheme to support the production of the new Stoke-on-Trent Local Plan is currently being reviewed and updated.

The Council are continuing to consider the comments received through the Issues and Options Consultation and gathering evidence to support the Draft Plan.

Duty to Cooperate

The Localism Act 2011 requires local planning authorities to engage constructively with neighbouring local planning authorities and prescribed bodies on an ongoing basis on strategic planning matters that impact on more than one local planning area. Local planning authorities are required to give details of what action they have taken in relation to duty to co-operate in their Authority Monitoring reports.

The Council continues its ongoing discussions and preparation with surrounding Local Authorities and will prepare statements of common ground which cover strategic issues, as necessary.

Glossary

Affordable Housing: Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); Comprises of social rented, affordable rented and intermediate housing for households whose needs are not met by the market. Social rented housing is owned and rented out to households by local authorities, private registered providers or other approved landlords. Affordable rented housing is let under similar arrangements but at 20% below local market rents. Intermediate housing comprises of homes for sale and rent and can include shared equity (shared ownership and equity loans) and other low-cost homes for sale and intermediate rent.

Air Quality Management Areas: Areas designated by local authorities because they are not likely to achieve national air quality objectives by the relevant deadlines.

Brownfield Land: See 'previously developed land'

Climate Change: Climate change is the long-term shift in average weather patterns across the world. Since the mid-1800s, humans have contributed to the release of carbon dioxide and other greenhouse gases into the air. This causes global temperatures to rise, resulting in long-term changes to the climate

Core Spatial Strategy: The existing, overarching development plan document for Newcastle-under-Lyme and Stoke-on-Trent. It sets out the long-term spatial vision for areas, the spatial objectives and strategic policies and proposals to deliver that vision. The Core Spatial Strategy was adopted by both Councils' in 2009 and will be replaced by the Joint Local Plan.

Conservation Area: Designated as conservation area any parts of area that are of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance.

Decentralised Energy: Local renewable and local low-carbon energy sources.

Development Management (decision-taking): A function of the respective Councils' which considers and decides submitted planning applications against relevant planning policy and any other material considerations.

District Heat Network (DHN): A system for distributing heat generated in a centralized location through a system of insulated pipes for residential and commercial heating requirements.

Economic Development: Development that generates jobs and economic growth. This can include industrial uses, warehousing, offices, retail and leisure.

Employment Generating Uses: All business use classes, as defined under Use Class Order (E(g): Business, B2: General Industrial and B8: Storage and Distribution), and closely related sui generis uses are considered to be employment generating uses. Other use classes such as B1 (a): office: A1 and D2: Assembly and Leisure are also employment generating but in locational terms should be considered in the context of appropriate policy guidance relating to these town centre uses.

Enterprise Zone: Areas designated by the government which have the backing of the local authority and Local Enterprise Partnership. Within these areas planning processes are streamlined, lower rates of tax are applied and there is greater investment in infrastructure (including superfast broadband) to better enable economic development to take place.

Evidence Base: Up-to-date and relevant studies, data, information and analysis on the economic, social and environmental characteristics and prospects of the area to inform and support the preparation of the Local Plan.

Greenfield Land: Land that has not previously been developed (see entry for 'previously developed land'). This includes land currently or last used for agriculture and forestry and private garden land.

Heritage Asset: A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets such as Scheduled Ancient Monuments, Listed Buildings, Registered Park and Gardens, Registered Battlefields or Conservation Areas as well as assets identified by the local planning authority (including local listing).

Local Plan: The Local Plan is being prepared by the City Council to guide future development in the area.

Local Planning Authority: The public authority whose duty it is to carry out specific planning functions for a particular area, such as creating planning policies or deciding planning applications. Stoke-on-Trent City Council is the local planning authority for the area.

Monitoring: Involves the collection and analysis of data and statistics to understand how patterns of development are changing. An example of this is the collection of housebuilding statistics. Monitoring data can show how effective planning policies are in influencing development. Such information is reported by local planning authorities in their Authority Monitoring Report (AMR).

National Planning Policy Framework (NPPF): The Government's planning policies for England, which provide a policy framework that sets the parameters under which Local Plans and Neighbourhood Plans should be prepared, and decisions on planning applications should be made.

National Planning Practice Guidance (NPPG/PPG): The Government's more detailed online guidance on national planning policies, which adds further detail to the NPPF.

Neighbourhood Plans: Development plan documents which can be prepared by local communities, such as neighbourhood forums, business forums or parish and town councils. Neighbourhood Plans must conform to the strategic development priorities of the Local Plan but can shape and direct local development within their neighbourhood area.

Open Space: Space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.

Out of Centre: A location which is neither within nor on the edge of a town centre.

Previously Developed Land: Land which is or was occupied by a permanent structure. This excludes land occupied by agricultural or forestry buildings, restored land previously used for minerals extraction or landfill and private residential gardens.

Renewable and Low Carbon Energy: Includes energy for heating and cooling as well as generating electricity. 'Renewable' covers sources of energy that occur naturally and repeatedly, for example wind, water, sun and also biomass and geothermal heat from below the ground. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).

Statement of Community Involvement (SCI): A document adopted by a local planning authority which describes how the public, business and interest groups within a local authority area can get involved in plan-making and the decision-taking.

Sustainable Development: Development which contributes to meeting the long term economic and social needs of the community, whilst balancing this against the need to avoid creating an unacceptable long-term impact on the environment.

Sustainable Transport: Any efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, low and ultra-low emission vehicles, car sharing and public transport.

Town Centre: References to town centres or centres apply to city centre, town centres and local centres but exclude small parades of shops of purely neighbourhood significance.

Unitary Authority: A local government authority with responsibility for all local government functions in that area.

Housing Applications

Table 34 - Completed and under construction applications 2021/22

Key:

NB – New Build

CU – Change of use

DC - Dwelling Conversion

Ward	Site Address	Description	Planning Application Reference	Is the site greenfield/ brownfield	Development Type	Number of Units	Under Construction	Total Completions	Type of Dwelling	Number of Dwellings	Status
Abbey Hulton & Townsend	138 Greasley Road, Abbey Hulton, Stoke-on-Trent, ST2 8HZ	Change of use of first floor retail into 2 bed self contained apartment (use class C3) with associated elevational alteration	67054	Brownfield	CU	1	0	1	2B Flat	2	Complete
Abbey Hulton & Townsend	Former Bucknall Hospital site, Eaves Lane, Stoke-on-Trent, ST2 8LD	Demolition of existing hospital buildings except for Rowan Lodge and Verity House which will be refurbished and redeveloped for residential, redevelopment of the site for 201 houses with associated works	58877	Brownfield	NB	201	2	199	2B House	10	Complete
Abbey Hulton & Townsend	Former Bucknall Hospital site, Eaves Lane, Stoke-on-Trent, ST2 8LD	Demolition of existing hospital buildings except for Rowan Lodge and Verity House which will be refurbished and redeveloped for residential, redevelopment of the site for 201 houses with associated works	58877	Brownfield	NB	201	2	199	3B House	16	Complete
Abbey Hulton & Townsend	Former Bucknall Hospital site, Eaves Lane, Stoke-on-Trent, ST2 8LD	Demolition of existing hospital buildings except for Rowan Lodge and Verity House which will be refurbished and redeveloped for residential, redevelopment of the site for 201 houses with associated works	58877	Brownfield	NB	201	2	199	4B+ House	9	Complete
Baddeley, Milton & Norton	123 and 125 Miners Arms, Millrise Road, Milton, Stoke - on Trent, ST2 7DW	Change of use to form 4 self-contained flats and associated external alterations.	65332	Brownfield	CU	4	0	4	1B Flat	4	Complete
Baddeley, Milton & Norton	Limekiln Cottages, 1 Foundry Square, Norton, Stoke-on-Trent, ST6 8PB	Extension and conversion of garage to 1 dwelling (C3 use class)	64469	Brownfield	CU	1	1	0		1	Under Construction

Bentilee & Ubbberley	691 Dividy Road, Bentilee, Stoke-on-Trent, ST2 0AH	Residential Development	63624	Brownfield	NB	5	0	5	3B House	5	Complete
Bentilee & Ubbberley	The Coach House, 691 Dividy Road, Bentilee, Stoke-on-Trent, ST2 0AH	Residential development comprising 5no dwellings and new vehicular accesses	64996	Brownfield	NB	5	0	5	3B House	5	Complete
Birches Head & Central Forest Park	Birches Head Gardeners Club, Oak Street, Birches Head, Stoke-on-Trent, ST1 2NB	Proposed change of use of former Birches Head Gardeners Club to form 7no. apartments including elevation alterations.	61863	Brownfield	CU	7	0	7	1B Flat	7	Complete
Birches Head & Central Forest Park	Former Hollybush Inn, 1 Cardwell Street, Hanley, Stoke-on-Trent ST1 6PL	Change of use to single residential dwelling (C3) and elevational alterations to include dormer windows	64506	Brownfield	CU	1	0	1	4+ B House	1	Complete
Birches Head & Central Forest Park	Junction of Upper Hillchurch Street & Ratton Street, Hanley, Stoke-on-Trent, ST1 2BX	Erection of three storey building comprising six self-contained flats	60389	Brownfield	NB	6	6	0	1B Flat	6	Under Construction
Birches Head & Central Forest Park	Land opposite 4-6 Prime Street, Hanley, Stoke-on-Trent	Residential development (outline)	63634	Brownfield	NB	2	2	0	3B House	2	Under Construction
Birches Head & Central Forest Park	Hollybush Inn, 1 Cardwell Street, Hanley, Stoke-on-Trent, ST1 6PL	Change of use to 7no self-contained flats (part-retrospective)	66491	Brownfield	CU	7	7	0	1B Flat	7	Under Construction
Blurton East	Nisa, Beaconsfield Drive, Blurton, Stoke-on-Trent, ST3 3DY	Change of use of existing first floor to 1no. self contained flat and first floor rear extension to form 2no. studio apartments (Use class C3) (part-retrospective)	65461	Brownfield	CU	3	0	3	1B Flat	2	Complete

Blurton East	Nisa, Beaconsfield Drive, Blurton, Stoke-on-Trent, ST3 3DY	Change of use of existing first floor to 1no. self contained flat and first floor rear extension to form 2no. studio apartments (Use class C3) (part-retrospective)	65461	Brownfield	CU	3	0	3	3B Flat	1	Complete
Blurton East	410 Trentham Road, Longton, Stoke-on-Trent, ST3 3DS	Demolition of existing dwelling and construction of new dwelling	66246	Brownfield	NB	1	1	0	4B+ House	1	Under Construction
Baddeley, Milton & Norton	Land adjacent 54/56 Endon Road, Norton, Stoke-on-Trent, ST6 8NQ	Erection of a two storey detached dwelling	59174	Greenfield	NB	1	0	1	4B+ House	1	Complete
Baddeley, Milton & Norton	Land off Light Oaks Avenue, Light Oaks, Stoke-on-Trent, ST2 7NF	Demolition of existing garages and erection of a single dwelling and detached double garage	64038	Brownfield	NB	1	0	1	4B + House	1	Complete
Boothens & Oakhill	Coronation Court, Lonsdale Street, Stoke-on-Trent, BB4 4DR	Change of use to offices, creation of 10 self-contained apartments, rebuilding of first floor in part, elevational alterations and formation of external courtyard stairway access and walkway to first floor - AMENDED DESCRIPTION	61889	Brownfield	CU	10	10	0	1B Flat	10	Under Construction
Boothens & Oakhill	Former Victoria Ground, Off Boothens Old Road, Stoke-on-Trent	Reserved Matters Application: Erection of 70 dwellings, together with associated open space and sports pitches on land east of the River Trent (Phase 2) (reserved matters pursuant to 61254/HYB)	65819	Brownfield	NB	200	6	183	2B House	7	Complete
Boothens & Oakhill	Former Victoria Ground, Off Boothens Old Road, Stoke-on-Trent	Reserved Matters Application: Erection of 70 dwellings, together with associated open space and sports pitches on land east of the River Trent (Phase 2) (reserved matters pursuant to 61254/HYB)	65819	Brownfield	NB	200	6	183	3B House	32	Complete

Boothen & Oakhill	Former Victoria Ground, Off Boothen Old Road, Stoke-on-Trent	Reserved Matters Application: Erection of 70 dwellings, together with associated open space and sports pitches on land east of the River Trent (Phase 2) (reserved matters pursuant to 61254/HYB)	65819	Brownfield	NB	200	6	183	4B+ House	4	Complete
Boothen & Oakhill	Former Victoria Ground, Off Boothen Old Road, Stoke-on-Trent	Reserved Matters Application: Erection of 70 dwellings, together with associated open space and sports pitches on land east of the River Trent (Phase 2) (reserved matters pursuant to 61254/HYB)	65819	Brownfield	NB	200	6	183	2B House	2	Under Construction
Boothen & Oakhill	Former Victoria Ground, Off Boothen Old Road, Stoke-on-Trent	Reserved Matters Application: Erection of 70 dwellings, together with associated open space and sports pitches on land east of the River Trent (Phase 2) (reserved matters pursuant to 61254/HYB)	65819	Brownfield	NB	200	6	183	3B House	4	Under Construction
Bradeley & Chell Heath	Land off Chell Heath Road, Chell Heath, Stoke-on-Trent	Demolition of existing buildings and erection of a part 3, part 4 storey building comprising 113 self contained supported living apartments (Use Class C2) together with communal resident facilities, access, car parking and landscaping	64571	Brownfield	NB	113	113	0	Supported Living	113	Under Construction
Broadway & Longton East	49 Branson Avenue, Longton, Stoke-on-Trent, ST3 5LA	Certificate of (proposed) lawful development for a change of use from Class C3 (dwelling) to Class C2 (care home)	65441	Brownfield	DC	1	0	1	C2	1	Complete
Broadway & Longton East	184-186 Uttoxeter Road, Stoke-on-Trent, ST3 1QN	Change of use to form 4 No. self-contained flats with associated elevational alterations (part retrospective)	66045	Brownfield	CU	4	0	4	1B Flat	1	Complete
Broadway & Longton East	184-186 Uttoxeter Road, Stoke-on-Trent, ST3 1QN	Change of use to form 4 No. self-contained flats with associated elevational alterations (part retrospective)	66045	Brownfield	CU	4	0	4	2B Flat	3	Complete

Broadway & Longton East	Land adjacent to 20 Tunnicliffe Close, Stoke-on-Trent, ST3 5LE	Construction of one single storey dwelling with associated vehicle and pedestrian access	66241	Greenfield	NB	1	1	0	3B House	1	Under Construction
Burslem Central	Land at Former Stanley Pottery, Newport Lane, Burslem, Stoke-on-Trent	Erection of 73 dwellings and one apartment block comprising 12 apartments, with associated access, infrastructure, car parking and landscaping	63966	Brownfield	NB	85	13	52	2B House	16	Complete
Burslem Central	Former Royal Doulton Works, Nile Street, Burslem, Stoke-on-Trent	Demolition of former factory shop and office building, gatehouse building and all other remaining structures and enclosures and the erection of 216 residential dwellings (Use Class C3), access, landscaping, car parking and associated works	63695	Brownfield	NB	216	14	44	2B House	12	Complete
Burslem Central	Land off Enoch Street, Burslem, Stoke-on-Trent, ST6 3DL	Residential development comprising 4no. dwellings with new vehicular access	65085	Greenfield	NB	4	0	4	3B House	4	Complete
Burslem Central	Hamil House, Hamil Road, Burslem, Stoke-on-Trent, ST6 1AQ	Change of use of first floor to 2no self-contained flats and elevational alterations (Use Class C3)	65139	Brownfield	CU	2	0	2	1B Flat	1	Complete
Burslem Central	Former Royal Doulton Works, Nile Street, Burslem, Stoke-on-Trent	Demolition of former factory shop and office building, gatehouse building and all other remaining structures and enclosures and the erection of 216 residential dwellings (Use Class C3), access, landscaping, car parking and associated works	63695	Brownfield	NB	216	14	44	3B House	30	Complete

Burslem Central	Former Royal Doulton Works, Nile Street, Burslem, Stoke-on-Trent	Demolition of former factory shop and office building, gatehouse building and all other remaining structures and enclosures and the erection of 216 residential dwellings (Use Class C3), access, landscaping, car parking and associated works	63695	Brownfield	NB	216	14	44	4B+ House	2	Complete
Burslem Central	Land at Former Stanley Pottery, Newport Lane, Burslem, Stoke-on-Trent	Erection of 73 dwellings and one apartment block comprising 12 apartments, with associated access, infrastructure, car parking and landscaping	63966	Brownfield	NB	85	13	52	3B House	26	Complete
Burslem Central	Hamil House, Hamil Road, Burslem, Stoke-on-Trent, ST6 1AQ	Change of use of first floor to 2no self-contained flats and elevational alterations (Use Class C3)	65139	Brownfield	CU	2	0	2	2B Flat	1	Complete
Burslem Central	(Former) Pack Horse Public House, 8 Station Street, Longport, Stoke-On-Trent, ST6 4NA	Change of Use to 10 bed (10 person) large HMO (sui generis)	65331	Brownfield	CU	1	0	1	HMO	1	Complete
Burslem Central	Former Car Park, Woodbank Street, Burslem, Stoke-on-Trent, ST6 3EY	Construction of 6no. two storey dwellings and a 3 storey building comprising 6no. apartments together with associated access, car parking and landscaping	64947	Brownfield	NB	12	12	0	2B House	4	Under Construction
Burslem Central	Land off, Croft Street, Burslem, Stoke-on-Trent, ST6 3BG	Construction of 14no. dwellings together with associated access, car parking and landscaping	64989	Brownfield	NB	14	14	0	2B House	8	Under Construction
Burslem Central	24 Market Place, Burslem, Stoke-on-Trent, ST6 4AX	Change of use of first and second floor to six residential apartments (Use Class C3) and refurbishment of ground floor shop	66742	Brownfield	CU	6	0	6	1B Flat	5	Complete

Burslem Central	24 Market Place, Burslem, Stoke-on-Trent, ST6 4AX	Change of use of first and second floor to six residential apartments (Use Class C3) and refurbishment of ground floor shop	66742	Brownfield	CU	6	0	6	2B Flat	1	Complete
Burslem Central	Former Royal Doulton Works, Nile Street, Burslem, Stoke-on-Trent	Demolition of former factory shop and office building, gatehouse building and all other remaining structures and enclosures and the erection of 216 residential dwellings (Use Class C3), access, landscaping, car parking and associated works	63695	Brownfield	NB	216	14	44	2B House	3	Under Construction
Burslem Central	Former Royal Doulton Works, Nile Street, Burslem, Stoke-on-Trent	Demolition of former factory shop and office building, gatehouse building and all other remaining structures and enclosures and the erection of 216 residential dwellings (Use Class C3), access, landscaping, car parking and associated works	63695	Brownfield	NB	216	14	44	3B House	10	Under Construction
Burslem Central	Former Royal Doulton Works, Nile Street, Burslem, Stoke-on-Trent	Demolition of former factory shop and office building, gatehouse building and all other remaining structures and enclosures and the erection of 216 residential dwellings (Use Class C3), access, landscaping, car parking and associated works	63695	Brownfield	NB	216	14	44	4+ House	1	Under Construction
Burslem Central	Land at Former Stanley Pottery, Newport Lane, Burslem, Stoke-on-Trent	Erection of 73 dwellings and one apartment block comprising 12 apartments, with associated access, infrastructure, car parking and landscaping	63966	Brownfield	NB	85	13	52	2B House	1	Under Construction
Burslem Central	Land at Former Stanley Pottery, Newport Lane, Burslem, Stoke-on-Trent	Erection of 73 dwellings and one apartment block comprising 12 apartments, with associated access, infrastructure, car parking and landscaping	63966	Brownfield	NB	85	13	52	3B House	8	Under Construction

Burslem Central	Land at Former Stanley Pottery, Newport Lane, Burslem, Stoke-on-Trent	Erection of 73 dwellings and one apartment block comprising 12 apartments, with associated access, infrastructure, car parking and landscaping	63966	Brownfield	NB	85	13	52	3B House	4	Under Construction
Burslem Central	Queens Chambers, 8 Westport Road, Burslem, Stoke-on-Trent, ST6 4AW	Change of use from offices to mixed use as 2 one bedroomed residential units and a large house in multiple occupation for up to 8 persons (sui generis) together with external alterations	66261	Brownfield	CU	3	3	0	1B Flat	2	Under Construction
Burslem Central	Land off, Croft Street, Burslem, Stoke-on-Trent, ST6 3BG	Construction of 14no. dwellings together with associated access, car parking and landscaping	64989	Brownfield	NB	14	14	0	3B House	6	Under Construction
Burslem Central	Former Car Park, Woodbank Street, Burslem, Stoke-on-Trent, ST6 3EY	Construction of 6no. two storey dwellings and a 3 storey building comprising 6no. apartments together with associated access, car parking and landscaping	64947	Brownfield	NB	12	12	0	3B House	2	Under Construction
Burslem Central	Former Car Park, Woodbank Street, Burslem, Stoke-on-Trent, ST6 3EY	Construction of 6no. two storey dwellings and a 3 storey building comprising 6no. apartments together with associated access, car parking and landscaping	64947	Brownfield	NB	12	12	0	1B Flat	6	Under Construction
Burslem Park	Rear of Haywood House, Moorland Road/Lingard Street, , Burslem, Stoke-on-Trent, ST6 1EB	Change of use to 3 residential units (Use Class C3) together with elevational alterations	65603	Brownfield	CU	3	3	0	1B Flat	3	Under Construction
Blurton West & Newstead	Land at Trentham Lakes, Stanley Matthews Way, Stoke-on-Trent	Erection of 142 dwellings (Phase 2) proposals for appearance, landscaping, layout and scale (reserved matters pursuant to 53413/OUT)	60995	Brownfield	NB	142	0	142	3B House	1	Complete

Blurton West & Newstead	Land at Trentham Lakes, Stanley Matthews Way, Stoke-on-Trent	Erection of 142 dwellings (Phase 2) proposals for appearance, landscaping, layout and scale (reserved matters pursuant to 53413/OUT)	60995	Brownfield	NB	142	0	142	4B+ House	5	Complete
Dresden & Florence	Land on the north side, Villiers Street, Longton, Stoke-On-Trent, ST3 4HB	Erection of 3 attached bungalows (Use Class C3)	64765	Brownfield	NB	3	0	3	1B House	3	Complete
Dresden & Florence	Former Red Gate Public House, 10 Russell Street, Longton, Stoke-on-Trent, ST3 4HQ	Change of use to 5 self contained flats (use class C3) and associated elevational alterations	64814	Brownfield	CU	5	0	5	1B Flat	5	Complete
Dresden & Florence	96 Trentham Road, Longton, Stoke-on-Trent, ST3 4ED	Change of use of ground floor to self contained flat	64073	Brownfield	CU	1	0	1	1B Flat	1	Complete
Dresden & Florence	Land on the south side of Spring Garden Road forming part of Longton Garden of Remembrance, Spring Garden Road, Longton, Stoke-on-Trent, ST3 2QH	Erection of 4 two storey semi detached dwellings and associated accesses	65848	Brownfield	NB	4	0	4	2B House	4	Complete
Eaton Park	238-242 Werrington Road, Bucknall, Stoke-on-Trent, ST2 9AW	Change of use to create 1no. retail unit (A1) and 1no. restaurant with hot food takeaway (A3/A5) on the ground floor, and 1no. self contained first floor flat. Elevational alterations comprising replacement shopfronts	64253	Brownfield	CU	1	0	1	1B Flat	1	Complete
Eaton Park	Land adjacent 96 Arbourfield Drive, Eaton Park, Stoke-on-Trent, ST2 9LX	Erection of detached two storey dwelling	63327	Brownfield	NB	1	0	1	3B House	1	Complete

Etruria & Hanley	6, 8 and 10 Bagnall Street, Hanley, Stoke-On-Trent, ST1 3AD	Change of use of former offices to 5 residential units (6 Bagnall Street), change of use of former offices to one four bedroomed residential dwelling (8 & 10 Bagnall Street), erection of three storey extension to form stairwell, various elevational altera	64239	Brownfield	CU	6	6	0		6	Under Construction
Etruria & Hanley	4 Albion Street, Hanley, Stoke-on-Trent, ST1 1QF	Part change of use of ground floor to create 1 additional residential unit (use class C3)	65644	Brownfield	CU	1	0	1	1B Flat	1	Complete
Etruria & Hanley	10 Brunswick Street, Stoke-on-Trent, ST1 1DR	Change of use of part of ground floor to residential (Use class C3) including A1 use and elevational alterations	65488	Brownfield	CU	1	0	1	4B+ Flat	1	Complete
Etruria & Hanley	68 Stafford Street, Hanley, Stoke-on-Trent, ST1 1LU	Change of use of ground floor to Hot Food Takeaway (Use class Sui Generis), first floor to 1 one self contained apartment (Use class C3), single storey rear extension, extraction flue to rear and elevational alterations	65788	Brownfield	CU	1	0	1	1B Flat	1	Complete
Etruria & Hanley	8 Snow Hill, Shelton, Stoke-on-Trent, ST1 4LT	Change of use to large HMO (8 bed/8 person) (Sui Generis)	67173	Brownfield	DC	1	0	1	HMO	1	Complete
Etruria & Hanley	70 Stafford Street, Hanley, Stoke-on-Trent, ST1 1LU	Change of use of ground floor to hot food take away (sui generis) and conversion of first floor one bedroomed residential unit (Class C3), together with erection of rear external staircase and extraction flue together with elevational alterations	66138	Brownfield	CU	1	1	0	1B Flat	1	Under Construction
Etruria & Hanley	15 Birch Terrace, Hanley, Stoke-on-Trent, ST1 3JN	Change of use to 7-bedroom house in multiple occupation (sui generis), single storey rear extension and rear roof dormer.	67046	Brownfield	CU	1	0	0	HMO	1	Under Construction

Fenton West & Mount Pleasant	278 Duke Street, Fenton, Stoke-on-Trent, ST4 3NT	Change of use to four self-contained residential flats together with elevational alterations	60534	Brownfield	CU	4	0	4	1B Flat	1	Complete
Fenton West & Mount Pleasant	42 & 44 Heron Street, Fenton, Stoke-on-Trent, ST4 3AS	Change of use from retail shop to four residential flats and storage room together with elevational alterations and first floor extension	63706	Brownfield	CU	4	0	4	1B Flat	3	Complete
Fenton West & Mount Pleasant	Land adjacent, 75, Edward Street, Fenton, Stoke-on-Trent, ST4 2JT	Residential development comprising 4no.1bedroom flats (Part-retrospective)	66293	Greenfield	NB	4	0	4	1B Flat	4	Complete
Fenton West & Mount Pleasant	278 Duke Street, Fenton, Stoke-on-Trent, ST4 3NT	Change of use to four self-contained residential flats together with elevational alterations	60534	Brownfield	CU	4	0	4	2B Flat	3	Complete
Fenton West & Mount Pleasant	42 & 44 Heron Street, Fenton, Stoke-on-Trent, ST4 3AS	Change of use from retail shop to four residential flats and storage room together with elevational alterations and first floor extension	63706	Brownfield	CU	4	0	4	2B Flat	1	Complete
Ford Green & Smallthorne	88 Ford Green Road, Stoke-on-Trent, ST6 1NX	Change of use to create two flats and elevation alterations	61658	Brownfield	DC	2	0	2	1B Flat	2	Complete
Fenton West & Mount Pleasant	Former Hamilton Training Centre Site, Glebedale Road, Fenton, Stoke-on-Trent, ST4 3AQ	Erection of 12 residential three storey flats and 6 single storey residential units together with with parking and servicing area for supported living	65699	Brownfield	CU	18	18	0		18	Under Construction
Fenton West & Mount Pleasant	Land adjacent 52 Glebedale Road, Fenton, Stoke on Trent, ST4 3AQ	Erection of a residential care home in two blocks comprising twelve bedrooms, ten apartments and ancillary communal and office space	58748	Brownfield	NB	22	22	0	1B Flat	10	Under Construction

Fenton West & Mount Pleasant	Former Workshops for the Blind, City Road, Fenton, Stoke-on-Trent ST4 2PL	Partial demolition of workshop building and construction of sixty-five apartments with communal facilities, twenty-eight dwellings, ancillary gardens and parking	63095	Brownfield	NB	93	65	28	2B House	6	Complete
Fenton West & Mount Pleasant	Former Workshops for the Blind, City Road, Fenton, Stoke-on-Trent ST4 2PL	Partial demolition of workshop building and construction of sixty-five apartments with communal facilities, twenty-eight dwellings, ancillary gardens and parking	63095	Brownfield	NB	93	65	28	3B House	4	Complete
Fenton West & Mount Pleasant	Former Workshops for the Blind, City Road, Fenton, Stoke-on-Trent ST4 2PL	Partial demolition of workshop building and construction of sixty-five apartments with communal facilities, twenty-eight dwellings, ancillary gardens and parking	63095	Brown field	NB	93	65	28	1B Apartments	65	Under Construction
Fenton West & Mount Pleasant	Land adjacent 52 Glebedale Road, Fenton, Stoke on Trent, ST4 3AQ	Erection of a residential care home in two blocks comprising twelve bedrooms, ten apartments and ancillary communal and office space	58748	Brownfield	NB	22	22	0	C2	12	Under Construction
Great Chell & Packmoor	Chatterley Farm, Bemersley Road, Ball Green, Stoke-on-Trent, ST6 8UL	"Change of use of agricultural building to create three residential dwellings with gardens (Prior notification)"	58606	Greenfield	CU	3	3	0		3	Under Construction
Great Chell & Packmoor	Land off, Biddulph Road, Chatterley Whitfield, Stoke-on-Trent	Residential development comprising the erection of 157 dwellings and provision of play area together with associated infrastructure including improved access off Biddulph Road	65856	Greenfield	NB	157	26	28	3B House	22	Complete
Great Chell & Packmoor	4 Heskin Way, Fegg Hayes, Stoke-on-Trent, ST6 6RG	Change of use to small HMO (C3) and one self contained flat including elevational alterations (part-retrospective)	65997	Brownfield	DC	2	0	2	HMO	1	Complete

Great Chell & Packmoor	Land off, Biddulph Road, Chatterley Whitfield, Stoke-on-Trent	Residential development comprising the erection of 157 dwellings and provision of play area together with associated infrastructure including improved access off Biddulph Road	65856	Greenfield	NB	157	26	28	4B House	6	Complete
Great Chell & Packmoor	4 Heskin Way, Fegg Hayes, Stoke-on-Trent, ST6 6RG	Change of use to small HMO (C3) and one self contained flat including elevational alterations (part-retrospective)	65997	Brownfield	DC	2	0	2	1B Flat	1	Complete
Great Chell & Packmoor	Land off, Biddulph Road, Chatterley Whitfield, Stoke-on-Trent	Residential development comprising the erection of 157 dwellings and provision of play area together with associated infrastructure including improved access off Biddulph Road	65856	Greenfield	NB	157	26	28	3B House	20	Under Construction
Great Chell & Packmoor	Land off, Biddulph Road, Chatterley Whitfield, Stoke-on-Trent	Residential development comprising the erection of 157 dwellings and provision of play area together with associated infrastructure including improved access off Biddulph Road	65856	Greenfield	NB	157	26	28	3B House	4	Under Construction
Great Chell & Packmoor	Land off, Biddulph Road, Chatterley Whitfield, Stoke-on-Trent	Residential development comprising the erection of 157 dwellings and provision of play area together with associated infrastructure including improved access off Biddulph Road	65856	Greenfield	NB	157	26	28	4B House	2	Under Construction
Goldenhill & Sandyford	High Street Supermarket, 823 High Street, Sandyford, Stoke-on-Trent, ST6 5QH	Change of use of first and second floors to residential development comprising 2no self-contained apartments and one studio apartment with elevational alterations (Use class C3)	66075	Brownfield	CU	3	3	0	Flats	3	Under Construction

Goldenhill & Sandyford	Goldenhill Working Mens Club, Kidsgrove Road, Goldenhill, Stoke On Trent, ST6 5SH	Demolition of existing clubhouse to allow residential development comprising 30 affordable housing units with a replacement clubhouse and all associated accesses, car parking, and landscaping	64664	Brownfield	NB	30	15	15	2B House	6	Under Construction
Goldenhill & Sandyford	Goldenhill Working Mens Club, Kidsgrove Road, Goldenhill, Stoke On Trent, ST6 5SH	Demolition of existing clubhouse to allow residential development comprising 30 affordable housing units with a replacement clubhouse and all associated accesses, car parking, and landscaping	64664	Brownfield	NB	30	15	15	3B House	9	Under Construction
Goldenhill & Sandyford	Goldenhill Working Mens Club, Kidsgrove Road, Goldenhill, Stoke On Trent, ST6 5SH	Demolition of existing clubhouse to allow residential development comprising 30 affordable housing units with a replacement clubhouse and all associated accesses, car parking, and landscaping	64664	Brownfield	NB	30	15	15	1B Apartment	9	Complete
Hanford & Trentham	24 Abingdon Way, Trentham, Stoke-on-Trent, ST4 8DX	Demolition of existing attached garage, and the erection of replacement attached garage to No. 24. Erection of one detached two storey dwelling and associated access	64667	Brownfield	NB	1	1	0	3B House	1	Under Construction
Hanford & Trentham	Plot 1, Land off Chivelstone Grove, Trentham, Stoke-on-Trent, ST4 8XR	Erection of two storey detached dwelling and double garage along with new vehicular access	67260	Brownfield	NB	1	1	0	4B+ House	1	Under Construction
Hanford & Trentham	Land between 45 and 49 Sandringham Crescent, Stoke-on-Trent,	Erection of 2 No. semi-detached dwellings (use class C3) and associated vehicle access	67011	Greenfield	NB	2	2	0	3B House	2	Under Construction
Hartshill & Basford	115 Hartshill Road, Hartshill, Stoke-on-Trent, ST4 7LU	Change of use to 8 bedroom HMO (Use class Sui Generis)	65135	Brownfield	CU	1	1	0	HMO	1	Under Construction

Hartshill & Basford	Former Stoke-on-Trent Coroners Office, 547 Hartshill Road, Hartshill, Stoke-on-Trent, ST4 6HF	Change of use to dwellinghouse (Use class C3) and elevational alterations	66214	Brownfield	CU	1	0	1	4+ Bedroom House	1	Complete
Hartshill & Basford	1 Sackville Street, Basford, Stoke-on-Trent, ST4 6HU	Change of use to residential dwelling	67425	Brownfield	CU	1	0	1	2B House	1	Complete
Hartshill & Basford	Land at Robert Knox Way, Hartshill, Stoke-on-Trent	Erection of a 66no. bedroom two storey care home for the elderly with associated access, car parking and landscaping	66795	Brownfield	NB	37	37	0	Care Home	37	Under Construction
Hartshill & Basford	Site of former St Dominics School, Hartshill Road, Hartshill, Stoke-on-Trent, ST4 7SJ	Erection of five bungalows with vehicle access from Tolkien Way	61264	Brownfield	NB	5	0	5	2B Bungalow	5	Complete
Hartshill & Basford	18 Haydon Street, Basford, Stoke-on-Trent, ST4 6JE	Change of use to provide 5 No. 1-bedroom dwellings	62965	Brownfield	DC	5	0	5	1B House	5	Complete
Hanford & Trentham	Land adjacent New Park House, Chivelstone Grove, Trentham, Stoke-on-Trent, ST4 8HN	Residential development together with replacement parking (outline)	58726	Brownfield	NB	3	1	0	3B House	1	Under Construction
Hanford & Trentham	32 Danehill Grove, Hanford, Stoke-on-Trent, ST4 4RE	Demolition of existing dwelling and development of the site to provide 3 dwellings	62458	Brownfield	NB	3	0	1	4B+ House	1	Complete
Joiner's Square	29 Regent Road, Hanley, Stoke-on-Trent, ST1 3BT	Change of use to 6 bedroom HMO (Use Class C4) (Retrospective)	67592	Brownfield	CU	1	0	1	HMO	1	Complete
Joiner's Square	89 Regent Road, Hanley, Stoke-on-Trent, ST1 3BL	Change of use of first floor to 3 one bedroom student flats (Use Class Sui Generis)	67443	Brownfield	CU	3	0	3	Student housing	3	Complete

Joiner's Square	Snow's Garage, 706 Leek Road, Stoke-On-Trent, ST1 3NP	Demolition of existing buildings and erection of eight houses and six apartments including new access	62726	Brownfield	NB	14	6	0	2B Flat	6	Under Construction
Joiner's Square	Lord John House, Waterloo Street, Hanley, Stoke-on-Trent, ST1 3PW	Erection of three storey apartment block comprising of 10 self-contained apartments	63145	Brownfield	NB	10	0	10	1B Flat	10	Complete
Joiner's Square	Land between Lichfield Street and Eastwood Road, Hanley, Stoke-on-Trent	Erection of one hundred and twenty eight dwellings including associated access, parking and landscaping	61804	Brownfield	NB	128	0	128	2B House	2	Complete
Joiner's Square	Land between Lichfield Street and Eastwood Road, Hanley, Stoke-on-Trent	Erection of one hundred and twenty eight dwellings including associated access, parking and landscaping	61804	Brownfield	NB	128	0	128	3B House	3	Complete
Joiner's Square	Land between Lichfield Street and Eastwood Road, Hanley, Stoke-on-Trent	Erection of one hundred and twenty eight dwellings including associated access, parking and landscaping	61804	Brownfield	NB	128	0	128	2B Flat	30	Complete
Joiner's Square	Land between Lichfield Street and Eastwood Road, Hanley, Stoke-on-Trent	Erection of one hundred and twenty eight dwellings including associated access, parking and landscaping	61804	Brownfield	NB	128	0	128	1B Flat	23	Complete
Lightwood North & Normacot	95-97 Upper Normacot Road, Longton, Stoke-on-Trent, ST3 4QG	Change of use to one hot food takeaway (Use Class Sui Generis), one dessert shop (Use class Eb), two self-contained flats (Use class C3), creation of a mezzanine floor for associated storage, and elevational alterations to include new shop fronts and new	66922	Brownfield	CU	2	2	0	1B Flat	2	Under Construction
Lightwood North & Normacot	Land at Queensberry Road, Longton, Stoke-on-Trent, ST3 1QZ	Erection of two dwellings	61053	Greenfield	NB	2	0	2	4+B House	2	Complete

Moorcroft	Land at Sneyd Street, Stoke-On-Trent, ST6 2NS	Erection of 2 no. two-storey residential buildings comprising a total of 16 self-contained one-bedroom specialised supported living apartments (Use Class C3) together with associated open space and car parking.	62711	Brownfield	NB	16	16	0	1B Flat	16	Under Construction
Meir Hay	Land at junction of Shenton Street and Bartlem Street, Longton, Stoke-on-Trent	Erection of one pair semi-detached dwellings	60800	Brownfield	NB	2	0	2	3B House	2	Complete
Meir North	Land adjacent to 245 Brookwood Drive and MacDonald Crescent, Meir, Stoke-on-Trent	Erection of 8 two bedroomed two storey dwellings, associated parking and landscaping	66451	Brownfield	NB	8	8	0	2B House	8	Under Construction
Meir South	560 Lightwood Road, Lightwood, Stoke-on-Trent, ST3 7EH	Change of use to residential institution (Use Class C2)	65959	Brownfield	CU	1	1	0	C2	1	Under Construction
Meir South	Land between 13 & 19 Highfield Avenue, Meir, Stoke-on-Trent, ST3 5LZ	Erection of two semi-detached dwellings	65258	Brownfield	NB	2	0	2	3B House	2	Complete
Meir Hay	1 Bartlem Street, Longton, Stoke-On-Trent, ST3 5TG	Erection of one pair of semi-detached dwellings	62923	Brownfield	NB	2	0	2	3B House	2	Complete
Meir North	Former Station P.H., Stanton Road, Meir, Stoke-on-Trent, ST3 6DF	Residential development for four semi-detached houses and eight apartments with associated parking	59350	Brownfield	NB	12	0	12	3B House	4	Complete
Meir North	Former Station P.H., Stanton Road, Meir, Stoke-on-Trent, ST3 6DF	Residential development for four semi-detached houses and eight apartments with associated parking	59350	Brownfield	NB	12	0	12	2B Flat	6	Complete

Meir North	Former Station P.H., Stanton Road, Meir, Stoke-on-Trent, ST3 6DF	Residential development for four semi-detached houses and eight apartments with associated parking	59350	Brownfield	NB	12	0	12	3B Flat	2	Complete
Meir North	Land to the west of Caverswall Lane, Meir, Stoke-on-Trent	Erection of 169 dwellings (Phase I) (reserved matters pursuant to 64391/VAR)	64457	Greenfield	NB	169	15	46	1B House	13	Complete
Meir North	Land to the west of Caverswall Lane, Meir, Stoke-on-Trent	Erection of 169 dwellings (Phase I) (reserved matters pursuant to 64391/VAR)	64457	Greenfield	NB	169	15	46	2B House	6	Complete
Meir North	Land to the west of Caverswall Lane, Meir, Stoke-on-Trent	Erection of 169 dwellings (Phase I) (reserved matters pursuant to 64391/VAR)	64457	Greenfield	NB	169	15	46	3B House	17	Complete
Meir North	Land to the west of Caverswall Lane, Meir, Stoke-on-Trent	Erection of 169 dwellings (Phase I) (reserved matters pursuant to 64391/VAR)	64457	Greenfield	NB	169	15	46	4B+ House	4	Complete
Meir North	Land to the west of Caverswall Lane, Meir, Stoke-on-Trent	Erection of 169 dwellings (Phase I) (reserved matters pursuant to 64391/VAR)	64457	Greenfield	NB	169	15	46	1B House	5	Under Construction
Meir North	Land to the west of Caverswall Lane, Meir, Stoke-on-Trent	Erection of 169 dwellings (Phase I) (reserved matters pursuant to 64391/VAR)	64457	Greenfield	NB	169	15	46	2B House	4	Under Construction
Meir North	Land to the west of Caverswall Lane, Meir, Stoke-on-Trent	Erection of 169 dwellings (Phase I) (reserved matters pursuant to 64391/VAR)	64457	Greenfield	NB	169	15	46	3B House	5	Under Construction
Meir North	Land to the west of Caverswall Lane, Meir, Stoke-on-Trent	Erection of 169 dwellings (Phase I) (reserved matters pursuant to 64391/VAR)	64457	Greenfield	NB	169	15	46	4B+ House	1	Under Construction

Penkhull & Stoke	The White Lion, 134 Honeywall, Stoke, Stoke-on-Trent, ST4 7HL	Change of use to form 6 No. self-contained flats with associated elevational alterations	66733	Brownfield	CU	6	6	0	1B Flat	6	Under Construction
Penkhull & Stoke	54 Church Street, Stoke, Stoke-on-Trent, ST4 1BL	Formation of one bedroomed residential unit to first floor and formation of one two bedroomed residential unit over first and second floors, replacement shopfront, formation of first floor bay window to front elevation, demolition of existing rear outbuil	67177	Brownfield	CU	2	2	0	1B Flat	1	Under Construction
Penkhull & Stoke	54 Church Street, Stoke, Stoke-on-Trent, ST4 1BL	Formation of one bedroomed residential unit to first floor and formation of one two bedroomed residential unit over first and second floors, replacement shopfront, formation of first floor bay window to front elevation, demolition of existing rear outbuil	67177	Brownfield	NB	2	2	0	2B Flat	1	Under Construction
Penkhull & Stoke	Land at former St Peters High School, Queens Road, Stoke On Trent	Demolition of existing buildings and erection of 60 dwellings with associated garages (reserved matters pursuant to 64981/VAR)	65020	Brownfield	NB	60	5	2	3B House	2	Complete
Penkhull & Stoke	Land at former St Peters High School, Queens Road, Stoke On Trent	Demolition of existing buildings and erection of 60 dwellings with associated garages (reserved matters pursuant to 64981/VAR)	65020	Brownfield	NB	60	5	2	2B House (Bungalow)	4	Under Construction
Penkhull & Stoke	Land at former St Peters High School, Queens Road, Stoke On Trent	Demolition of existing buildings and erection of 60 dwellings with associated garages (reserved matters pursuant to 64981/VAR)	65020	Brownfield	NB	60	5	2	4 B House	1	Under Construction
Penkhull & Stoke	17-19 Glebe Street, Stoke-on-Trent, ST4 1HL	Change of use to Large House in Multiple Occupation (HMO) for up to 13 persons together with elevation alterations and installation of velux windows to rear elevation	60941	Brownfield	CU	1	1	0	HMO	1	Under Construction

Penkhull & Stoke	23 - 29 Glebe Street, Stoke, Stoke-on-Trent	Change of use from public house to create two houses in multiple occupation (HMO1 for 11 persons & HMO2 for 7 persons) (Sui Generis) and conversion to 4 self-contained flats, elevation alterations and demolition of rear extension and first floor lean-to	61459	Brownfield	CU	2	2	0	HMO	2	Under Construction
Penkhull & Stoke	Rear garden area (fronting Doncaster Lane) at 207 Queens Road, Hartshill, Stoke-on-Trent, ST4 7LF	Erection of one detached dwelling	65267	Greenfield	NB	1	1	0	4B + House	1	Under Construction
Sandford Hill	Land off Brightgreen Street, Adderley Green, Stoke-On-Trent, ST3 5DG	Detached dwelling	65897	Brownfield	NB	1	1	0	2B House	1	Under Construction
Springfields & Trent Vale	Bird in Hand PH, 942 London Road, Stoke-on-Trent, ST4 5NX	Erection of five dwellings and three apartments with associated access, parking and amenity spaces.	63272	Brownfield	NB	8	8	0	1B Flat	3	Under Construction
Springfields & Trent Vale	Bird in Hand PH, 942 London Road, Stoke-on-Trent, ST4 5NX	Erection of five dwellings and three apartments with associated access, parking and amenity spaces.	63272	Brownfield	NB	8	8	0	2B House	5	Under Construction
Springfields & Trent Vale	Trent Vale Family Support Centre, Flash Lane, Trent Vale, Stoke-on-Trent, ST4 5QZ	Demolition of existing support centre and erection of 12no. one bed apartments over two storeys and associated parking	64846	Brownfield	NB	12	0	12	1B Flat	12	Complete
Tunstall	72 Knight Street, Tunstall, Stoke-on-Trent, ST6 5HY	Change of use from single dwelling to two self-contained flats, one studio flat and elevation alterations	59622	Brownfield	DC	2	0	2	1B Flat	2	Complete
Tunstall	17 Phoenix Street, Tunstall, Stoke-on-Trent, ST6 5AH	Change of use to two apartments (Use Class C3) and external alterations	64332	Brownfield	CU	2	0	2	1B Flat	1	Complete

Tunstall	112 High Street, Tunstall, Stoke-on-Trent, ST6 5TJ	Change of use of first and second floors to self-contained flat (Use class C3)	65425	Brownfield	DC	1	0	1	3B Flat	1	Complete
Tunstall	17 Phoenix Street, Tunstall, Stoke-on-Trent, ST6 5AH	Change of use to two apartments (Use Class C3) and external alterations	64332	Brownfield	CU	2	0	2	2B Flat	1	Complete
Tunstall	Tunstall Police Station, Scotia Road, Stoke-on-Trent, ST6 6BD	Change of use to 2 large houses in multiple occupation each with 10 bedrooms (sui generis), single storey extension to rear of Hunt Street building, covered walkway connecting two buildings on Scotia Road and alterations to Scotia Road building roof, incl	65843	Brownfield	CU	2	2	0	HMO	2	Under Construction
Tunstall	233-235 High Street, Tunstall, Stoke-on-Trent, ST6 5EG	Change of use of first and second floors to 3no. self-contained flats (use class C3) including elevational alterations	66706	Brownfield	CU	3	0	3	1B Flat	3	Complete
Weston Coyney	338 Weston Road, Weston Coyney, Stoke-on-Trent, ST3 6EZ	Demolition of existing dwelling and erection of two pairs of semi-detached dwellings (Use Class C3)	65549	Brownfield	NB	4	4	0	3B House	4	Under Construction

Employment, Office, Retail and Leisure Applications

Table 35 - Completed and under construction applications 2021/22

Key

C – Complete

UC – Under Construction

Ward	Address	Future Use Description	Planning Application Number	Development Type	Status	Use Class	Gross Floorspace	Net Floorspace	Gain or Loss
Bentilee & Ubberley	Discovery Academy, Discovery Drive, Bentilee, Stoke-on-Trent, ST2 0GA	Installation of a two storey portakabin building for a temporary period of 1 year (part-retrospective)	65628/FUL	Extension	C	F1(a)	312	312	Gain
Bentilee & Ubberley	Former Gas Works Dividy Road Stoke-on-Trent	Change of use to sales and storage for motor vehicles with ancillary office (Sui Generis)	67145	Change of use	C	Sui-G	108	108	Gain
Bentilee & Ubberley	Discovery Academy, Discovery Drive, Bentilee, Stoke-on-Trent, ST2 0GA	Installation of a new curtain wall system to front elevation	66477	Extension	C	F1(a)	217	217	Gain
Blurton West & Newstead	Biffa Waste Services Limited, Newstead Trading Estate, Alderflat Drive, Stoke-on-Trent ST4 8HX	Variation of Condition No.1 of permission 50090/VAR to allow the permitted landfill operations and materials recycling facility to continue upto 30 June 2026. (Buildings to be removed by 31 July 2026)	64577/VAR	Redevelopment	C	Sui-G	0	0	No FS
Blurton West & Newstead	Hazeldine House, Newstead Industrial Trading Estate, Plantation Road, Stoke-on-Trent, ST4 8HX	Elevational alterations and internal alterations to create first floor to provide additional 294 sq metres floorspace	65652/FUL	Redevelopment	C	B2	294	294	Gain
Blurton West & Newstead	Mort House, Crowcrofts Road, Newstead Industrial Estate, Stoke-on-Trent, ST4 8HY	Extension of existing building to form a warehouse	66327	Extension	C	B8	383	383	Gain
Blurton West & Newstead	Ormiston Sir Stanley Matthews Academy, Beaconsfield Drive, Blurton, Stoke-On-Trent, ST3 3JD	Single storey extension	66709	Extension	C	A1	376	139	Gain
Blurton West & Newstead	Landau Limited, Waterside Drive, Blurton, Stoke-on-Trent, ST3 3NW	Erection of 2no. portacabins for use as classrooms (part retrospective)	67204	Extension	C	D1	510	60	Gain
Blurton West & Newstead	Ormiston Sir Stanley Matthews Academy, Beaconsfield Drive, Blurton, Stoke-on-Trent, ST3 3JD	New classroom extension with associated external works	67400	Extension	UC	D1	1084	1084	Gain
Boothan & Oakhill	City Island, Whieldon Road, Stoke-on-Trent, ST4 4HP	Erection of a commercial workshop building and portacabins, hardstanding for lorry parking, 3m high perimeter fencing and vehicle accesses	65986/FUL	New build	C	B1c	2779	2779	Gain

Boothen & Oakhill	City Island, Whieldon Road, Stoke-on-Trent, ST4 4HP	Erection of a commercial workshop building and portacabins, hardstanding for lorry parking, 3m high perimeter fencing and vehicle accesses	65986/FUL	New build	C	B1a	168	168	Gain
Boothen & Oakhill	228 London Road, Stoke-on-Trent, ST4 5RH	Change of use of ground floor to hot food takeaway with extraction flue to rear, replacement shopfront windows and door	65913/FUL	Change of use	C	A5	47	47	Gain
Broadway & Longton East	Clayton Street Garage, Clayton Street, Longton, Stoke-on-Trent, ST3 2PL	Erection of single storey rear and side extension to provide reception area and rear store room	62895/FUL	Extension	C	B1c	42	42	Gain
Broadway & Longton East	Aynsley Mill, Sutherland Road, Longton, Stoke-on-Trent, ST3 1HH	Change of use to mixed use comprising A1 retail, B1 office, B2 general industrial, B8 storage and D2 leisure (Sui Generis) (Retrospective)	64894/FUL	Change of use	C	B2	-2480	-2480	Loss
Broadway & Longton East	Aynsley Mill, Sutherland Road, Longton, Stoke-on-Trent, ST3 1HH	Change of use to mixed use comprising A1 retail, B1 office, B2 general industrial, B8 storage and D2 leisure (Sui Generis) (Retrospective)	64894/FUL	Change of use	C	A1	270	270	Gain
Broadway & Longton East	Aynsley Mill, Sutherland Road, Longton, Stoke-on-Trent, ST3 1HH	Change of use to mixed use comprising A1 retail, B1 office, B2 general industrial, B8 storage and D2 leisure (Sui Generis) (Retrospective)	64894/FUL	Change of use	C	D2	1440	1440	Gain
Broadway & Longton East	Aynsley Mill, Sutherland Road, Longton, Stoke-on-Trent, ST3 1HH	Change of use to mixed use comprising A1 retail, B1 office, B2 general industrial, B8 storage and D2 leisure (Sui Generis) (Retrospective)	64894/FUL	Change of use	C	B8	720	720	Gain
Broadway & Longton East	Aynsley Mill, Sutherland Road, Longton, Stoke-on-Trent, ST3 1HH	Change of use to mixed use comprising A1 retail, B1 office, B2 general industrial, B8 storage and D2 leisure (Sui Generis) (Retrospective)	64894/FUL	Change of use	C	B1a	50	50	Gain
Broadway & Longton East	Station Yard, Recreation Road, Normacot, Stoke-on-Trent, ST3 5JB	Construction of one industrial building comprising of five units (Use class B1 and B2) (Part-retrospective)	65523/FUL	New Build	C	B1c	418	258	Gain
Broadway & Longton East	5-7 Westonfields Drive, Weston Coyney, Stoke-on-Trent, ST3 5JN	First floor side extension and single storey rear extension with elevational alteration	65857/FUL	Extension	C	A1	50	50	Gain
Broadway & Longton East	Abbey Hill School & Performing Arts College, Box Lane, Meir, Stoke-on-Trent, ST3 5PP	Single storey modular classroom building	66897	Extension	C	F1(a)	149	149	Gain
Broadway & Longton East	Royal Oak Public House, 143 Uttoxeter Road, Stoke-on-Trent, ST3 1QQ	Demolition of former public house and change of use to vehicle storage compound (Use Class B8)	67111	Demolition	C	A4	-185	-185	Loss

Dresden & Florence	Former Builders, rear of Sutherland Avenue, Adj. Tennis Club, off Trentham Rd, Stoke-on-Trent, ST3 4EQ	Single storey storage building	66215	New build	UC	B8	99	99	Gain
Eaton Park	Woolliscroft Butchers, 252 Werrington Road, Bucknall, Stoke-on-Trent, ST2 9AW	Change of use of the ground floor to hot food takeaway (A5)	63496/FUL	Change of use	C	A1	-83	-83	Loss
Eaton Park	Woolliscroft Butchers, 252 Werrington Road, Bucknall, Stoke-on-Trent, ST2 9AW	Change of use of the ground floor to hot food takeaway (A5)	63496/FUL	Change of use	C	A5	83	83	Gain
Fenton East	Phoenix Works, King Street, Fenton	Change of use from B2 to A3 (see also 02386i)	49285	Change of use	C	A2	257	257	Gain
Fenton East	Phoenix Works, King Street, Fenton	Change of use from B2 to A3 (see also 02386i)	49285	Change of use	C	B2	-257	-257	Loss
Fenton East	King Street, Stoke-on-Trent, ST4 3LZ	Sub-division to create a separate unit and change of use from retail (Use A1) to hot food takeaway (Use A5), new shop front and external flue to rear (retrospective)	61337	Change of use	C	A1	-80	-80	Loss
Fenton East	King Street, Stoke-on-Trent, ST4 3LZ	Sub-division to create a separate unit and change of use from retail (Use A1) to hot food takeaway (Use A5), new shop front and external flue to rear (retrospective)	61337	Change of use	C	A5	80	80	Gain
Fenton East	500 King Street, Stoke-on-Trent, ST3 1EZ	Change of use to light industrial and office use (Use Class B1) together with external alterations including removal and making good of door openings, reinstatement of windows and erection of glazed capping screen to bottle ovens	62086	Change of use	C	B1a	380	380	Gain
Fenton East	Former Pizza Hut Restaurant, Sidings Place, Sandford Hill, Stoke-on-Trent, ST3 2LG	Demolition of the existing restaurant unit and the erection of 1no. coffee shop with drive-thru (Use Class A1/A3) and 1no. roadside retail unit (Use Class A1/A3/A5), together with associated parking arrangements, outside storage and servicing areas and as	65654/FUL	Redevelopment	C	A3	-350	-350	Loss
Fenton East	Former Pizza Hut Restaurant, Sidings Place, Sandford Hill, Stoke-on-Trent, ST3 2LG	Demolition of the existing restaurant unit and the erection of 1no. coffee shop with drive-thru (Use Class A1/A3) and 1no. roadside retail unit (Use Class A1/A3/A5), together with associated parking arrangements, outside storage and servicing areas and as	65654/FUL	Redevelopment	C	E(a)/A3	270	270	Gain

Fenton West & Mount Pleasant	Land at Dewsbury Road, Fenton Industrial Estate, Fenton, Stoke-On-Trent, ST4 2TE	Change of use to an IT storage facility with ancillary offices, with extensions and alterations, new side boundary fence and frontage gates, erection of cycle shelter, installation of external back-up generators and air conditioning units (sui generis)	66097/FUL	Change of use	UC	B8	-989	-989	Loss
Fenton West & Mount Pleasant	Land at Dewsbury Road, Fenton Industrial Estate, Fenton, Stoke-On-Trent, ST4 2TE	Change of use to an IT storage facility with ancillary offices, with extensions and alterations, new side boundary fence and frontage gates, erection of cycle shelter, installation of external back-up generators and air conditioning units (sui generis)	66097/FUL	Change of use	UC	Sui-G	1310	1310	Gain
Fenton West & Mount Pleasant	Valentine Clays Limited, Valentine Way, Fenton, Stoke-on-Trent, ST4 2FJ	Construction of a clay production building, covered clay storage pens and covered service yard, together with associated car parking and landscaping works	65046/FUL	New Build	C	B2	1737	1737	Gain
Hanley Park & Shelton	St Peters Academy, Victoria Road, Fenton, Stoke-on-Trent, ST4 2RR	Siting of a converted shipping container to provide ancillary space for the delivery of boxing lessons by the school (Retrospective)	64631/FUL	Extension	C	F1(a)	14	14	Gain
Hanley Park & Shelton	St Peters Academy, Victoria Road, Fenton, Stoke-on-Trent, ST4 2RR	Single storey detached modular break out unit	65039/FUL	Extension	C	F1(a)	31	31	Gain
Hanley Park & Shelton	Staffordshire University Leek Road Campus, Leek Road, Stoke-on-Trent	Single-storey building to accommodate refuse storage and stand-by generator	65173/FUL	New build	C	D1	103	103	Gain
Hanley Park & Shelton	Staffordshire University Nursery, Lordship Lane, Stoke on Trent, ST4 2TQ	Erection of single storey nursery and forest school with associated outbuildings, landscape and public realm works	65209/FUL	New build	C	D1	745	745	Gain
Hanley Park & Shelton	St Peters Academy, Victoria Road, Fenton, Stoke-on-Trent, ST4 2RR	Siting of new modular building	66887	Extension	C	F1(a)	22	22	Gain
Hartshill & Basford	Basford Post Office, 515 Etruria Road, Stoke-on-Trent, ST4 6HT	Erection of single storey rear extension and increase in retail floorspace, formation of new covered rear staircase, replacement shopfront and disabled ramp to front elevation together with rear dormer extension	63678/FUL	Extension	C	A1	42	42	Gain
Hartshill & Basford	Medical Research Unit, Royal Stoke University Hospital, Thornburrow Drive, Stoke-on-Trent, ST4 7NY	Erection of temporary two storey portable office buildings together with separate portable building to provide wc facilities (retrospective)	66430	Extension	C	B1a	14	14	Gain

Hartshill & Basford	Ashlow Orthodontic Practice, Ashlands Avenue, Hartshill, Stoke-on-Trent, ST4 6BN	Single storey extension	66800	Extension	C	D1	26	26	Gain
Hollybush & Longton West	Stairbox Ltd, Gordon Banks Drive, Trentham Lakes, Stoke On Trent, ST4 4TW	Erection of additional covered storage areas comprising extension to existing building on north elevation and an additional free standing unit	62620	Extension	C	B8	478	478	Gain
Hollybush & Longton West	Greendock Street/Heathcote Street, Longton, Stoke-on-Trent	Erection of a new Primary Care Centre and Pharmacy with associated external works and services.	64096/FUL	New build	C	D1	1200	1200	Gain
Hollybush & Longton West	Land off Gordon Banks Drive, Stoke, Stoke-on-Trent	Erection of three industrial/warehouse units (Use Class B2, B8)	65853/FUL	New Build	C	B2	8128	8128	Gain
Hollybush & Longton West	Land off Gordon Banks Drive, Stoke, Stoke-on-Trent	Erection of three industrial/warehouse units (Use Class B2, B8)	65853/FUL	New Build	C	B8	12709	12709	Gain
Joiner's Square	The Unconventional Menagerie, 114 Lindsay Road, Stoke-on-Trent, ST4 4EP	Change of use to retail (use class A1) (retrospective)	65050/FUL	Change of use	C	B8	-225	-225	Loss
Joiner's Square	The Unconventional Menagerie, 114 Lindsay Road, Stoke-on-Trent, ST4 4EP	Change of use to retail (use class A1) (retrospective)	65050/FUL	Change of use	C	A1	225	225	Gain
Joiner's Square	38 Hampton Street, Hanley, Stoke-on-Trent, ST1 3EX	Change of use of ground floor from offices (Use Class B1) to tattoo studio (sui generis)	65444/FUL	Change of use	C	B1a	-124	-124	Loss
Joiner's Square	38 Hampton Street, Hanley, Stoke-on-Trent, ST1 3EX	Change of use of ground floor from offices (Use Class B1) to tattoo studio (sui generis)	65444/FUL	Change of use	C	Sui-G	124	124	Gain
Joiner's Square	Ivy House Foundary, Leek Road, Stoke-on-Trent, ST1 3NR	Proposed extension to foundry building	67284	Extension	UC	B2	2308	2308	Gain
Lightwood North & Normacot	95-97 Upper Normacot Road, Longton, Stoke-on-Trent, ST3 4QG	Change of use to two retail units (Use class E), two self-contained flats to the first floor (Use class C3), creation of a mezzanine floor for associated storage, elevational alterations to include new shop fronts and new vehicular access	66236	Change of use	UC	Sui-G	-132	-132	Loss
Lightwood North & Normacot	95-97 Upper Normacot Road, Longton, Stoke-on-Trent, ST3 4QG	Change of use to two retail units (Use class E), two self-contained flats to the first floor (Use class C3), creation of a mezzanine floor for associated storage, elevational alterations to include new shop fronts and new vehicular access	66236	Change of use	UC	E(a)	132	132	Gain

Meir North	81 Weston Road, Weston Coyney, Stoke-on-Trent, ST3 6AJ	Change of use to hot food take-away (Sui Generis) and installation of extraction flue to rear elevation.	65719/FUL	Change of use	C	A2	-93	-93	Loss
Meir North	81 Weston Road, Weston Coyney, Stoke-on-Trent, ST3 6AJ	Change of use to hot food take-away (Sui Generis) and installation of extraction flue to rear elevation.	65719/FUL	Change of use	C	Sui-G	93	93	Gain
Meir South	G Park, Plot 220, Whittle Road, Stoke-On-Trent, ST3 7TU	Erection of manufacturing warehouse building (Use Class B2/B8) with ancillary offices and external works including parking and servicing, boundary treatments, drainage and landscaping	65969/FUL	New build	C	B2	12035	12035	Gain
Meir South	G Park, Plot 220, Whittle Road, Stoke-On-Trent, ST3 7TU	Erection of manufacturing warehouse building (Use Class B2/B8) with ancillary offices and external works including parking and servicing, boundary treatments, drainage and landscaping	65969/FUL	New build	C	B1a	1930	1930	Gain
Meir South	Woodlands Farm, Cocknage Road, Longton, Stoke-on-Trent, ST3 4AB	Erection of agricultural buildings and associated hardstanding/access track, separate access track and extension to existing agricultural building to provide additional vehicle store (retrospective)	66846	Extension	C	Sui-G	379	379	Gain
Meir South	G Park, Plot 220, Whittle Road, Stoke-on-Trent, ST3 7TU	Proposed free standing office site cabin	67152	Extension	C	B1a	70	70	Gain
Penkhull & Stoke	Royal Stoke University Hospital, Newcastle Road, Trent Vale, Stoke-on-Trent, ST4 6QG	Erection of two storey extension to provide offices and link extension to adjacent Russell Building	66205/FUL	Extension	C	B1a	206	206	Gain
Penkhull & Stoke	Royal Stoke University Hospital, Newcastle Road, Trent Vale, Stoke-on-Trent, ST4 6QG	Siting of two temporary, modular Covid Pathology labs within an existing service yard	66686	Extension	C	C2	55	55	Gain
Penkhull & Stoke	75-79 Church Street, Stoke-on-Trent, ST4 1DQ	Variation of Condition 2 of planning permission 62749 (part retrospective)	67076	Redevelopment	C	A2	-29	-29	Loss
Penkhull & Stoke	Mental Impairment Unit and Assessment and Treatment unit, Harplands Hospital, Hilton Road, Hartshill, Stoke-on-Trent, ST4 6TH	Extensions and alterations to the Eddie Myers Building to form new Neuropsychiatry Ward. Extensions and alterations to Ward 5 to form new LD Ward. Extension and alterations to Ward 1. Areas of new windows and doors to Central Therapy and to Wards 2, 3 and	67010	Extension	UC	C2	559	559	Gain
Penkhull & Stoke	Keele Integrated Clinical Education Centre, Royal Stoke University Hospital, Newcastle Road, Trent Vale, Stoke-on-Trent, ST4 6QG	Covid Testing Facility incorporating a single storey modular unit and canopy (retrospective)	67378	New build	C	C2	32	32	Gain

Sandford Hill	Adderley Green Service Station, Anchor Road, Adderley Green, Stoke-on-Trent, ST3 5BL	Proposed single storey workshop and 2 storey mess room and office (part retrospective)	66284	Extension	C	B2	222	222	Gain
Springfields & Trent Vale	Former Evans Halshaw Vehicle Preparation Centre, land off Newcastle Road and Godwin Way, Trent Vale, Stoke-on-Trent	Hybrid application (Part Full, Part Outline). Full planning permission for the demolition of existing buildings and erection of new foodstore (Use Class A1), car parking, access, servicing and landscaping. Outline planning permission for residential devel	65048/HYB	Redevelopment	C	Sui-G	-2026	-2026	Loss
Springfields & Trent Vale	Former Evans Halshaw Vehicle Preparation Centre, land off Newcastle Road and Godwin Way, Trent Vale, Stoke-on-Trent	Hybrid application (Part Full, Part Outline). Full planning permission for the demolition of existing buildings and erection of new foodstore (Use Class A1), car parking, access, servicing and landscaping. Outline planning permission for residential devel	65048/HYB	Redevelopment	C	A1	1806	1806	Gain
Weston Coyney	430 Weston Road, Weston Coyney, Stoke-on-Trent, ST3 6QB	Erection of single storey rear extension and internal alterations to form MOT bay, elevational alterations including installation of roller shutters and removal of existing palisade fencing and erection of replacement paladin fencing (partly retrospective)	64279/FUL	Extension	C	B2	6	6	Gain
Weston Coyney	Early Day Nursery, 330 Weston Road, Weston Coyney, Stoke-On-Trent, ST3 6EZ	Single storey rear extensions	65262/FUL	Extension	C	D1	76	76	Gain
Etruria & Hanley	Etruria Valley, Forge Lane, Etruria, Stoke-on-Trent, ST1 5GR	Outline application (all matters reserved) for employment development of B1(c) Light Industrial, B2 General Industrial, B8 Storage and Distribution, and ancillary offices	61494/OUT	New build	UC	B1c	6200	6200	Gain
Etruria & Hanley	Etruria Valley, Forge Lane, Etruria, Stoke-on-Trent, ST1 5GR	Outline application (all matters reserved) for employment development of B1(c) Light Industrial, B2 General Industrial, B8 Storage and Distribution, and ancillary offices	61494/OUT	New build	UC	B8	36464	36464	Gain
Sandford Hill	Mossfield Road, Adderley Green, Stoke-on-Trent, ST3 5BW	Erection of industrial building (Use B2) and ancillary facilities	60667	New build	UC	B2	17529	17529	Gain
Tunstall	182 High Street, Tunstall, Stoke-on-Trent, ST6 5TT	Change of use at first and second floors to create four flats and a first floor rear extension	60131	Change of use	C	D2	-175	-175	Loss
Moorcroft	Land and Garages at Bursley Road, Burslem, Stoke-on-Trent	Demolition of existing garages and erection of a MOT Test Centre (Use Class B2) with associated parking	63120	New build	C	B2	119	46	Gain

Moorcroft	Land off, Hobson Street, Burslem, Stoke -on- Trent	Use for concrete mixing plant, including ancillary equipment, lighting, storage bays and silos, installation of a portable building as mess room, 2.5m high palisade fencing and access improvements and partial demolition of part of existing covered loadin	61689	Redevelopment	C	B2	22	22	Gain
Moorcroft	Baskerville Reclamation Ltd, Milburn Road, Cobridge, Stoke-On-Trent, ST6 2PL	Extensions and alterations to storage building to provide additional storage and ancillary office accommodation	62919	Extension	UC	B8	104	104	Gain
Goldenhill & Sandyford	Land to the east of High Street, Sandyford, Stoke-on-Trent	Erection of a building for retail use (Use Class A1), a 'drive-thru' restaurant (Use Class A3) and associated works including servicing, access, car parking and landscaping	62568	New build	C	A3	168	168	Gain
Goldenhill & Sandyford	Land to the east of High Street, Sandyford, Stoke-on-Trent	Erection of a building for retail use (Use Class A1), a 'drive-thru' restaurant (Use Class A3) and associated works including servicing, access, car parking and landscaping	62568	New build	C	A1	483	483	Gain
Tunstall	THE LOFT, CLIVE STREET, TUNSTALL, Stoke-on-Trent, ST66DA	Restoration of existing dwelling "The Loft", erection of two storey three bedroomed dwelling, erection of three story building comprising ground floor retail (Use Class A1) and first and second floor offices (Use Class B1)	63155	Redevelopment	UC	B1a	90	90	Gain
Tunstall	THE LOFT, CLIVE STREET, TUNSTALL, Stoke-on-Trent, ST66DA	Restoration of existing dwelling "The Loft", erection of two storey three bedroomed dwelling, erection of three story building comprising ground floor retail (Use Class A1) and first and second floor offices (Use Class B1)	63155	Redevelopment	UC	A1	30	30	Gain
Etruria & Hanley	Morrisons, Ridgehouse Drive, Etruria, Stoke-on-Trent, ST1 5SJ	2no. glazed replacement store entrance lobbies and relocated ATM facility.	63546	Redevelopment	C	A1	87	87	Gain
Etruria & Hanley	Etruria Valley, Shelton Boulevard, Etruria, Stoke-on-Trent, ST1 5GR	Erection of employment building (B1(c) B2 or B8 use) with ancillary office area, associated vehicle parking and turning, landscaping, access from Shelton Boulevard and external works	62288/FUL	New build	UC	B8	4803	4803	Gain
Moorcroft	Therser (UK) Limited, Walley Street, Burslem, Stoke-on-Trent, ST6 2AH	Office block (use class B1) development (outline)	63612/OUT	New build	C	B1a	120	120	Gain
Burslem Central	5 Longport Road, Longport, Stoke-on-Trent, ST6 4NJ	Single storey rear extension, alteration to roller shutters and installation of front canopy (part retrospective)	63904/FUL	Extension	UC	A1	46	46	Gain

Great Chell & Packmoor	Stables at Brookhouse Farm, Biddulph Road, Brindley Ford, Stoke-on-Trent, ST8 7QW	Erection of detached stable building and storage building (Retrospective).	63495/FUL	New build	C	B8	88	88	Gain
Goldenhill & Sandyford	Sandyford Cricket Club, Shelford Road, Sandyford, Stoke-on-Trent, ST6 5LA	Erection of single storey storage building.	64634/FUL	New build	C	B8	34	34	Gain
Etruria & Hanley	Smithfield One, Warner Street, Hanley, ST1 3DR	Change of use of ground and first floor to office to (B1)	64910/FUL	Change of use	UC	B1a	2485	2485	Gain
Etruria & Hanley	Smithfield One, Warner Street, Hanley, ST1 3DR	Change of use of ground and first floor to office to (B1)	64910/FUL	Change of use	UC	D1	-2485	-2485	Loss
Etruria & Hanley	Two Smithfield, Leonard Coates Way, Hanley, ST1 4FD	Change of use of ground floor to D1 use	64911/FUL	Change of use	C	A1	-332	-332	Loss
Etruria & Hanley	Two Smithfield, Leonard Coates Way, Hanley, ST1 4FD	Change of use of ground floor to D1 use	64911/FUL	Change of use	C	D1	332	332	Gain
Tunstall	160A Boulevard House, High Street, Tunstall, Stoke-on-Trent, ST6 5TT	Change of use to orthodontic practice (use class D1)	64345/FUL	Change of use	C	D1	149	149	Gain
Tunstall	160A Boulevard House, High Street, Tunstall, Stoke-on-Trent, ST6 5TT	Change of use to orthodontic practice (use class D1)	64345/FUL	Change of use	C	A2	-149	-149	Loss
Birches Head & Central Forest Park	The Church, Old Town Road, Hanley, Stoke-on-Trent, ST1 2JS	Change of use to mixed use comprising community centre, place of worship and education centre (sui generis)	64193/FUL	Change of use	C	A3	-207	-207	Loss
Birches Head & Central Forest Park	The Church, Old Town Road, Hanley, Stoke-on-Trent, ST1 2JS	Change of use to mixed use comprising community centre, place of worship and education centre (sui generis)	64193/FUL	Change of use	C	Sui-G	207	207	Gain
Burslem Central	19 Station Street, Longport, Stoke-on-Trent, ST6 4ND	Change of use to allow the manufacture, sale, and distribution of oatcakes, and the installation of extraction flue (sui generis)	64166/FUL	Change of use	C	Sui-G	39	39	Gain
Burslem Central	19 Station Street, Longport, Stoke-on-Trent, ST6 4ND	Change of use to allow the manufacture, sale, and distribution of oatcakes, and the installation of extraction flue (sui generis)	64166/FUL	Change of use	C	A1	-39	-39	Loss
Etruria & Hanley	15 Hope Street, Hanley, Stoke-on-Trent, ST1 5BT	Change of use to a hot food takeaway (A5) with extraction ducting on the rear elevation.	63566/FUL	Change of use	UC	A1	-57	-57	Loss
Etruria & Hanley	15 Hope Street, Hanley, Stoke-on-Trent, ST1 5BT	Change of use to a hot food takeaway (A5) with extraction ducting on the rear elevation.	63566/FUL	Change of use	UC	A5	57	57	Gain

Baddeley, Milton & Norton	Heakley Hall Farm, Ball Lane, Norton Green, Stoke-on-Trent, ST6 8PW	Conversion of two traditional agricultural buildings to provide self-catering holiday accommodation and elevation alterations (part retrospective)	60813/FUL	Change of use	C	C1	568	568	Gain
Goldenhill & Sandyford	Goldenhill Working Mens Club, Kidsgrove Road, Goldenhill, Stoke-on-Trent, ST6 5SH	Demolition of existing clubhouse to allow residential development comprising 30 affordable housing units consisting of 20 two storey houses, 1 bungalow, and a 3 storey apartment block containing 9 apartments, together with a replacement clubhouse and all	64664/FUL	Demolition	C	Sui-G	-1175	-1175	Loss
Goldenhill & Sandyford	Goldenhill Working Mens Club, Kidsgrove Road, Goldenhill, Stoke-on-Trent, ST6 5SH	Demolition of existing clubhouse to allow residential development comprising 30 affordable housing units consisting of 20 two storey houses, 1 bungalow, and a 3 storey apartment block containing 9 apartments, together with a replacement clubhouse and all	64664/FUL	Demolition	C	Sui-G	636	636	Gain
Burslem Central	Former Westport House site, Federation Road, Burslem, Stoke-on-Trent	Erection of foodstore (Use Class A1) with associated access, car parking and landscaping	65377/FUL	New build	UC	A1	1941	1941	Gain
Burslem Central	Central Frozen Foods Ltd, Davenport Street, Longport, Stoke-On-Trent, ST6 4RB	Demolition of existing warehouse building and construction of a replacement warehouse building	65567/FUL	Redevelopment	C	B8	-265	-265	Loss
Ford Green & Smallthorpe	Unit 2, Norton Colliery Industrial Estate, Bellerton Lane, Norton, Stoke-on-Trent, ST6 8ED	Demolition of multiple block built and modular buildings, partial conversion of storage building to create ancillary office space and welfare facilities, together with elevational alterations comprising insertion of windows and glazed curtain walling	64950/FUL	Change of use	C	B1a	55	55	Gain
Ford Green & Smallthorpe	Unit 2, Norton Colliery Industrial Estate, Bellerton Lane, Norton, Stoke-on-Trent, ST6 8ED	Demolition of multiple block built and modular buildings, partial conversion of storage building to create ancillary office space and welfare facilities, together with elevational alterations comprising insertion of windows and glazed curtain walling	64950/FUL	Change of use	C	B8	-195	-195	Loss
Little Chell & Stanfield	Stoke clinical waste treatment and energy recovery facility, Scotia Road Business Park, Scotia Road, Burslem, Stoke-on-Trent, ST6 4HG	Extension and elevational alterations to main building, siting of two containers for battery electricity storage facility and erection of electricity substation	65747/FUL	Extension	C	Sui-G	400	400	Gain

Birches Head & Central Forest Park	Store G, G Yorke and Sons Ltd, Broom Street, Hanley, Stoke-on-Trent, ST1 2EW	Demolition of building adjacent to highway	66180/DEM	Demolition	C	B2	-70	-70	Loss
Birches Head & Central Forest Park	Unit 1 and 2 Far Green Industrial Estate, Chell Street, Hanley, Stoke-on-Trent, ST1 6AZ	Demolition of existing units and construction of convenience store (Use Class A1) and associated car parking	65590/FUL	Redevelopment	UC	A5	-139	-139	Loss
Birches Head & Central Forest Park	Unit 1 and 2 Far Green Industrial Estate, Chell Street, Hanley, Stoke-on-Trent, ST1 6AZ	Demolition of existing units and construction of convenience store (Use Class A1) and associated car parking	65590/FUL	Redevelopment	UC	A1	400	261	Gain
Etruria & Hanley	Morrisons, Ridgehouse Drive, Festival Park, Stoke-on-Trent, ST1 5NY	Erection of home shopping pod extension to existing store, vehicle parking area and vehicle canopy together with 2.4m high paladin fencing and gates to secure vehicle compound	65784/FUL	Extension	UC	A1	396	396	Gain
Etruria & Hanley	Burslem Cricket Club, Greyhound Way, Etruria, Stoke-on-Trent, ST6 3LQ	Single storey extension to form new changing rooms	64930/FUL	Extension	C	D2	26	26	Gain
Baddeley, Milton & Norton	Bethel Christian Centre, Bemersley Road, Ball Green, Stoke-on-Trent, ST6 8AS	Single storey side and rear extensions	65090/FUL	Extension	C	D2	77	77	Gain
Etruria & Hanley	26 Town Road, Hanley, Stoke-on-Trent, ST1 2JQ	Conversion of ground floor to 2no. retail units (Use class E(a)), single storey rear extension, change of use of first and second floors to 2no. self contained flats (Use class C3) and elevational alterations	65794/FUL	Extension	C	E(a)	20	20	Gain
Sneyd Green	1 Repington Road, Sneyd Green, Stoke-on-Trent, ST1 6JX	Single storey rear extension to form kitchen extension	66119/FUL	Extension	C	A5	21	21	Gain
Moorcroft	Sneyd Trading Estate, Unit 4B, Sneyd Hill, Burslem, Stoke-On-Trent, ST6 2EB	Change of use to data centre, together with elevational changes (Sui Generis)	65376/FUL	Change of use	UC	B8	-470	-470	Loss
Baddeley, Milton & Norton	Fegg Hayes Community Growing Field, Oxford Road, Fegg Hayes, Stoke-on-Trent	Change of use to Community Growing Field (Use Class Sui Generis)	65382/FUL	Change of use	C	Sui-G	108	108	Gain
Etruria & Hanley	67 Lichfield Street, Hanley, Stoke-on-Trent, ST1 3EA	Change of use to drinking establishment (Sui Generis)	65751/FUL	Change of use	C	A1	-105	-105	Loss

Etruria & Hanley	67 Lichfield Street, Hanley, Stoke-on-Trent, ST1 3EA	Change of use to drinking establishment (Sui Generis)	65751/FUL	Change of use	C	Sui-G	105	105	Gain
Birches Head & Central Forest Park	90 Old Town Road, Hanley, Stoke-on-Trent, ST1 2LD	Change of use to mixed use comprising community centre, place of worship and education with associated creche and mortuary (sui generis)	65979/FUL	Change of use	C	D2	-1800	-1800	Loss
Birches Head & Central Forest Park	90 Old Town Road, Hanley, Stoke-on-Trent, ST1 2LD	Change of use to mixed use comprising community centre, place of worship and education with associated creche and mortuary (sui generis)	65979/FUL	Change of use	C	Sui-G	1800	1800	Gain
Tunstall	203 High Street, Tunstall, Stoke-on-Trent, ST6 5EG	Change of use to mixed hot food takeaway and restaurant, rear extraction flue and new shop front	66092/FUL	Change of use	C	A1	-105	-105	Loss
Tunstall	203 High Street, Tunstall, Stoke-on-Trent, ST6 5EG	Change of use to mixed hot food takeaway and restaurant, rear extraction flue and new shop front	66092/FUL	Change of use	C	A5	105	105	Gain
Goldenhill & Sandyford	Tunstall Arrow North, James Brindley Way, Sandyford, Stoke-on-Trent	Development of B1(b), B1(c), B2, and B8 employment use with ancillary B1(a) office space (up to 10,848 m ² (116,767 ft ²)(GEA)), associated landscaping, earth and infrastructure works, car parking, servicing and vehicular, pedestrian circulation	64834	New build	C	B2	10848	10848	Gain
Tunstall	Land at Canal Lane, Tunstall, Stoke-on-Trent, ST6 4NZ	Erection of a warehouse and distribution building (use class B8) with ancillary uses, change of use of existing dwelling to provide ancillary floorspace, creation of new access road, provision of car parking and service yard, creation of balancing pond, e	66641	New build	UC	B8	17415	17415	Gain
Moorcroft	Ghausia Mosque, 191 Waterloo Road, Stoke-on-Trent, ST6 2HJ	Demolition of existing mosque and erection of new 2 storey mosque	66614	Redevelopment	UC	D1	1143	333	Gain
Tunstall	Unit 2, Brownhills Road, Tunstall, Stoke-on-Trent, ST6 4JU	Erection of mezzanine first floor to existing unit for use as storage	66123	Extension	UC	B8	316	316	Gain
Birches Head & Central Forest Park	Weighbridge, Weighbridge Depot, Cromer Road, Hanley, Stoke-on-Trent, ST1 6QN	Erection of green waste storage building and associated works	65712	New build	C	B8	296	296	Gain
Tunstall	Furlong Medical Centre, Furlong Road, Tunstall, Stoke-on-Trent, ST6 5UP	Temporary portacabin for a period of six months (retrospective)	66165	Extension	C	B1a	25	25	Gain

Etruria & Hanley	Meigh Street Multi-storey Car Park, Meigh Street, Hanley, Stoke-on-Trent, ST1 2AU	Demolition of multi-storey car park, associated Goodson Building and semi-basement unit beneath, backfilling and leveling of site	66320	Change of use	C	B1a	-1400	-1400	Loss
Etruria & Hanley	Meigh Street Multi-storey Car Park, Meigh Street, Hanley, Stoke-on-Trent, ST1 2AU	Demolition of multi-storey car park, associated Goodson Building and semi-basement unit beneath, backfilling and leveling of site	66320	Change of use	C	A1	-3200	-3200	Loss
Abbey Hulton & Townsend	FC Hanley, Abbey Lane, Stoke-on-Trent, ST2 8AJ	Installation of 4no. shipping containers and security fence enclosure, septic tank and hardcore surfacing	66405	Extension	C	B8	18	18	Gain
Abbey Hulton & Townsend	FC Hanley, Abbey Lane, Stoke-on-Trent, ST2 8AJ	Installation of 4no. shipping containers and security fence enclosure, septic tank and hardcore surfacing	66405	Extension	C	E(d)	38	38	Gain
Etruria & Hanley	Unit 1, Festival Retail Park, Ridgehouse Drive, Etruria, Stoke-on-Trent, ST1 5SJ	External works to create 4.8m garden centre enclosure and associated forklift storage	66615	Redevelopment	C	B8	12	12	Gain
Ford Green & Smallthorpe	109 Ford Green Road, Stoke-on-Trent, ST6 1NT	Single storey rear extension and external alterations	66711	Extension	C	Sui-G	20	20	Gain
Abbey Hulton & Townsend	Our Lady and St Benedict Catholic Academy, Abbey Lane, Stoke-on-Trent, ST2 8AU	Single storey extension to school entrance and elevational alteration	66898	Extension	C	F1(a)	27	27	Gain
Goldenhill & Sandyford	St Josephs Catholic Academy School, Mobberley Road, Goldenhill, Stoke-on-Trent, ST6 5RN	Single storey extension to school entrance	66899	Extension	C	F1(a)	5	5	Gain
Etruria & Hanley	A. R. Brown McFarlane Ltd, Ladywell Works, New Century Street, Stoke-on-Trent, ST1 5QH	Erection of new building and associated paved service yard area, car parking, regrading of land and retaining wall	66762	New build	C	B2	988	988	Gain
Sneyd Green	The Excel Academy, Milton Road, Sneyd Green, Stoke-on-Trent, ST1 6LG	Construction of two storey modular extension to provide five additional multi-purpose teaching rooms	67460	Extension	C	F1(a)	482	482	Gain
Sneyd Green	3 Derek Drive, Birches Head, Stoke-on-Trent, ST1 6BX	Change of use of existing outbuilding to form new hairdressing salon	66882	Change of use	C	E(a)	18	18	Gain
Baddeley, Milton & Norton	St Johns Methodist Church, Knypersley Road, Norton, Stoke-on-Trent, ST6 8HX	Change of use from place of worship to childrens nursery Class E (F)	66816	Change of use	C	E(f)	418	418	Gain

Baddeley, Milton & Norton	St Johns Methodist Church, Knypersley Road, Norton, Stoke-on-Trent, ST6 8HX	Change of use from place of worship to childrens nursery Class E (F)	66816	Change of use	C	F1(f)	-418	-418	Loss
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